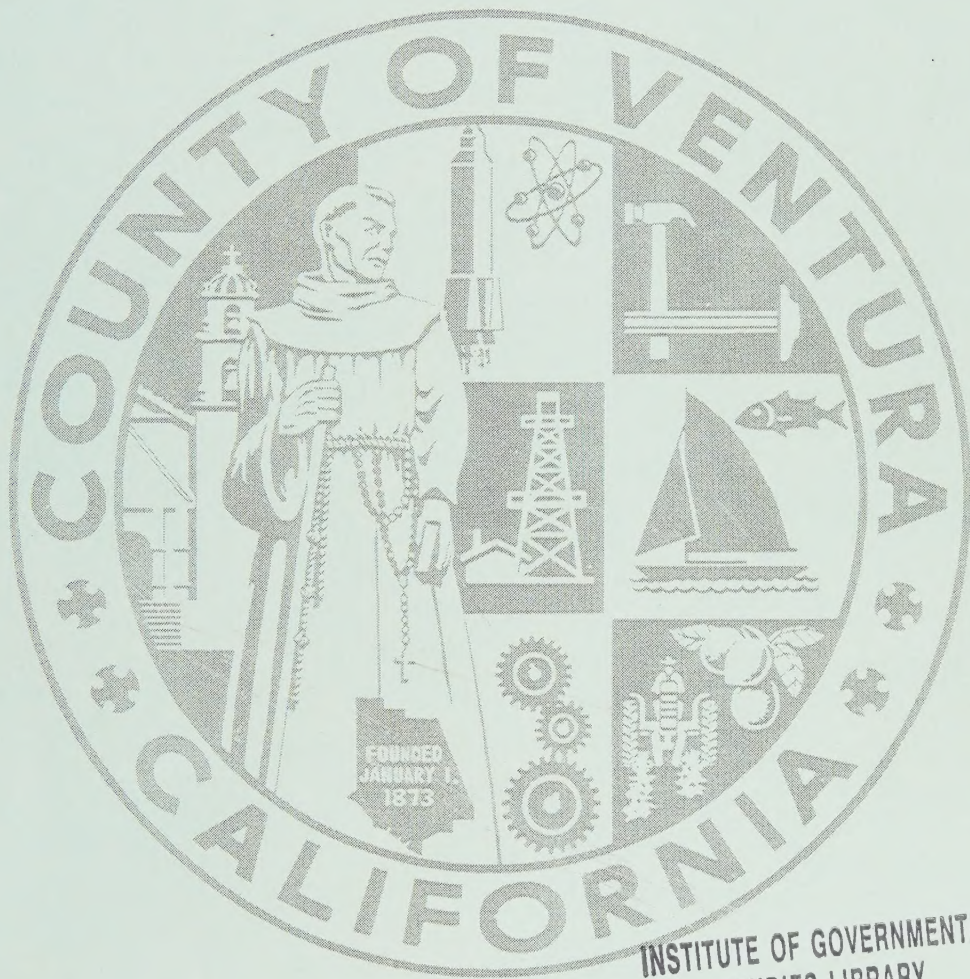


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**VENTURA COUNTY GENERAL PLAN
LAND USE APPENDIX**

1988
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VENTURA COUNTY GENERAL PLAN LAND USE APPENDIX

Adopted by the Ventura County Board of Supervisors - May 24, 1988

Amended - December 19, 1989

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LAND USE APPENDIX

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3. LAND USE APPENDIX

3.1 INTRODUCTION

The Land Use Appendix which follows provides data on land use, housing, and employment which were used to prepare the goals, policies, and programs contained in the Land Use Chapter of the General Plan. The data were also used in the preparation of the Circulation Plan and in the preparation of the appendices on issues of Countywide concern, such as solid and liquid waste planning and water resources planning.

Section 3.2 inventories existing land uses, and compares existing developed areas to the holding capacity of the County, assuming full buildout under currently-adopted (1987) city and County general plans. This section includes assumptions on population, housing, commercial and industrial floor area, and employment which make it possible to project population and employment for small geographic areas.

Section 3.3 describes the process which was followed in the preparation and adoption of the Countywide population and dwelling unit forecasts in 1985. This process utilized the holding capacity data described in Section 3.2. Section 3.3 also includes an assessment of housing needs in the County from 1987 to 1992, based on the adopted forecasts. This section also lists the existing State and Federal housing programs and identifies potential programs which could be adopted at the local level to lower housing costs and meet local housing needs.

Section 3.4 presents an employment forecast for the County which was developed jointly by the County, the State Department of Transportation (CALTRANS), and the Southern California Association of Governments (SCAG) in 1985 and 1986 for the Ventura County Area Transportation Study (VCATS). The employment data included in this forecast have been compared with the employment holding capacity data presented in Section 3.2, and have also been compared with the population and dwelling unit forecasts to determine the jobs/population and jobs/housing balance at the local level.

3.2 INVENTORY OF EXISTING LAND USES AND LAND USE PLANS

3.2.1 EXISTING LAND USES

Figures 3.2.2 and 3.2.3 present an inventory of 1984 developed acreages by land use designation for each Growth and Nongrowth Area in the County. The Growth/Nongrowth Area boundaries are shown in Figure 3.2.1.

The Growth and Nongrowth Area boundaries are based on a network of Analysis Zones created by the State Department of Transportation (CALTRANS) and the County Public Works Agency for transportation planning purposes (the County has been divided into 389 Analysis Zones). The Growth and Nongrowth Areas are aggregations of Analysis Zones in various subareas of the County.

All the cities in the County lie within identified Growth Areas. In general, the entire present and future incorporated area of each city has been included within the appropriate Growth Area. However, because the Growth Area boundaries are based on Analysis Zone boundaries, and because the Analysis Zone boundaries (on which the Growth Area boundaries are based) do not necessarily coincide with future city limit lines, urban development will not necessarily extend to the outer boundaries of all Analysis Zones which comprise a Growth Area.

In addition to the ten Growth Areas for each city, there are also three unincorporated areas which have been designated as Growth Areas: Oak Park, Piru, and the Ventura River Valley. These three areas are identified as Growth Areas for two reasons: (1) they represent areas where urbanized development has occurred or is expected to occur under County Area Plans; and (2) they represent the urban center of an Area of Interest identified by the Local Agency Formation Commission (LAFCO).

The remainder of the inventory covers Nongrowth Areas, which are the composite of all remaining Analysis Zones within each Area of Interest, and which are not expected to receive significant urban development.

The land use designations which appear in Figures 3.2.2 and 3.2.3 are taken from currently-adopted (1987) general plans for each city and the County.

The determination of developed areas is based on 1984 aerial photographs. The boundaries of existing developed areas were placed on Important Farmlands Inventory maps by County Resource Management Agency staff. This determination does not identify individual undeveloped or vacant parcels which are located in predominantly developed areas.

In addition to total acreages, Figure 3.2.2 presents the gross building intensity standards in dwelling units per acre, from which a 1984 dwelling unit estimate was derived for each planning area. Figure 3.2.2 also presents population density factors (population per dwelling unit), from which it is possible to determine 1984 population and population density by planning area.

The building intensity factors used in Figure 3.2.2 are based on currently-adopted general plans. The population density standards were based on household size projections prepared by the State Department of Finance in July 1984.

The DOF projections showed a slight increase in household size through 1985, followed by a long-term decline (see Figure 3.2.4). These projections were used to develop a Countywide population per dwelling unit ratio forecast. The Countywide forecast, in turn, was used to develop ratios for each Growth and Nongrowth Area. The resultant 1984 ratios appear in Figure 3.2.2

No attempt was made to develop different ratios for each residential land use category. The ratios which appear were developed by the Countywide Planning Program Advisory Committee in 1984 and 1985, were received by each City Council, and were adopted by the County Board of Supervisors on May 7, 1985, at the same time the Countywide population and dwelling unit forecasts were adopted. A further discussion on the forecasts is presented in Section 3.2.2 below.

Figure 3.2.3 presents the average building intensity factors for commercial, industrial, and public buildings in floor area per acre. It should be emphasized that the building intensity factors presented in Figure 3.2.3 are not standards; they are simply an average which are used to develop land-use-based employment estimates.

The methodology for preparing this table was used by the City of Simi Valley in preparing a draft Environmental Impact Report for the City's General Plan Update. For each commercial, industrial, and public designation within each local general plan, an average building intensity figure is presented, expressed in ratio of floor area to gross land area. In addition, for each of the above designations, an average number of employees per 1,000 square feet is also presented.

Given the total number of acres for each land use designation, the total potential floor area and total number of employees for each designation were calculated.

In general, the same density standards which were used by the City of Simi Valley were used. However, for industrial uses, the Simi standards resulted in far higher employee/acre ratios than generally occur, according to available planning literature:

Draft Simi Valley General Plan

Light Industrial	35 employees/gross acre
Business Park	70 employees/gross acre
Industrial Reserve	35 employees/gross acre

Urban Land Use Planning (Chapin)

Extensive Industrial	6 employees/gross acre
Intermediate Industrial	18 employees/gross acre
Intensive Industrial	50 employees/gross acre

Urban Planning and Design Criteria (De Chiara)

Light Industrial	22 employees/gross acre
Industrial Park	16 employees/gross acre
Heavy Industrial	6 employees/gross acre

Institute of Transportation Engineers Informational Report

Light Industrial	16.4 employees/gross acre
Industrial Park	16.0 employees/gross acre
Warehousing	14.6 employees/gross acre
Manufacturing	18.4 employees/gross acre
Heavy Industrial	8.2 employees/gross acre

For light industrial, general industrial, and industrial park areas, building intensity and employment density averages were used which would result in a density of approximately 17 employees per acre. For heavy industrial areas, averages which resulted in a density of 6 employees per acre were used. However, in Simi Valley, the density averages developed by the City staff were used, since they are based on actual density patterns within the City.

3.2.2 FUTURE LAND USES

Figures 3.2.5 and 3.2.6 present future land use acreages, population and employment densities, and building intensities based on adopted city and County general plans. The same geographic areas which were used in Figures 3.2.2 and 3.2.3 are repeated here. The major difference in the future land use tables is that they assume full "buildout" under current land use policies.

It should be recognized that true buildout never actually occurs, as general plans are periodically amended to anticipate and accommodate future housing and employment needs. Most of the city plans are targeted

to the year 2000; therefore, Figures 3.2.5 and 3.2.6 are assumed to present general land use, building intensity, and population density ranges which will exist in that year.

Because it is assumed that the general plans are targeted to the year 2000, the population-per-dwelling-unit ratios which were forecast for the year 2000 were used to determine population and population densities by land use category in Figure 3.2.5. These figures were used for comparison purposes in developing the official 1985 Countywide population and dwelling unit forecasts discussed below.

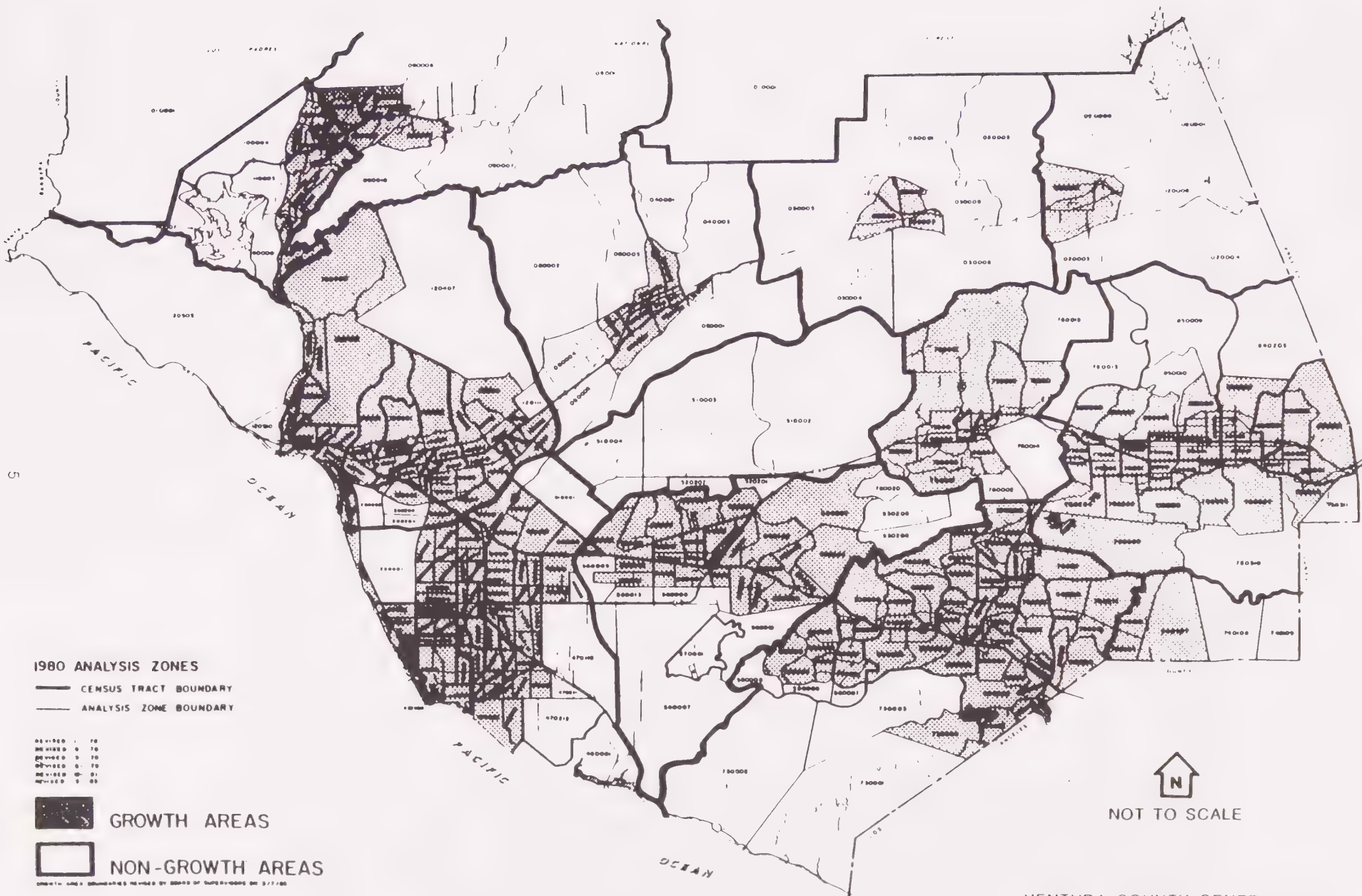


FIGURE 3.2.2

1984 RESIDENTIAL DEVELOPMENT

DESIGNATION	ACRES	DU'S/AC	DU'S	POP/DU	POP	POP/ACRE
CAMARILLO GA						
INSIDE SPHERE						
AGRICULTURAL	373	0.020	7	2.75	19	0.05
RURAL (COUNTY)	246	0.312	76	2.75	209	0.85
RURAL (CITY)	2,161	1.200	2,593	2.75	7,131	3.30
LOW	2,187	2.800	6,123	2.75	16,838	7.70
LOW-MEDIUM	590	5.600	3,304	2.75	9,086	15.40
MEDIUM	83	12.000	996	2.75	2,739	33.00
HIGH	97	20.000	1,940	2.75	5,335	55.00
MOBILE HOME	214	5.600	1,198	2.75	3,295	15.39
LAS POSAS EST	251	----	684	2.75	1,881	7.49
CAMARILLO HTS	235	----	1,195	2.75	3,286	13.98
STACY/TERRA						
BELLA LANES	23	2.180	50	2.75	138	5.98
OUTSIDE SPHERE						
OPEN SPACE	2,340	0.002	4	2.75	11	0.00
AGRICULTURAL	<u>382</u>	0.006	<u>2</u>	2.75	<u>6</u>	0.01
	9,182		18,172		49,973	
CAMARILLO NGA						
OPEN SPACE	5,108	0.002	10	3.52	35	0.01
AGRICULTURAL	12,800	0.006	76	3.52	268	0.02
RURAL	189	0.312	58	3.52	204	1.08
INSTITUTIONAL	<u>50</u>	7.800	<u>390</u>	3.52	<u>1,373</u>	27.46
	18,147		534		1,880	
FILLMORE GA						
INSIDE SPHERE						
AGRICULTURAL	123	0.006	0	3.26	0	0.00
ESTATE	11	0.680	7	3.26	23	2.07
LOW	261	3.200	835	3.26	2,722	10.43
MEDIUM	218	8.400	1,831	3.26	5,969	27.38
HIGH	2	14.000	28	3.26	91	45.64
OUTSIDE SPHERE						
OPEN SPACE	600	0.002	1	3.26	3	0.01
AGRICULTURAL	<u>400</u>	0.006	<u>2</u>	3.26	<u>7</u>	0.02
	1,615		2,704		8,815	
FILLMORE NGA						
OPEN SPACE	29,300	0.002	58	3.01	175	0.01
AGRICULTURAL	<u>12,400</u>	0.006	<u>74</u>	3.01	<u>223</u>	0.02
	41,700		132		398	
LAS POSAS NGA						
OPEN SPACE	8,525	0.002	17	3.68	63	0.01
AGRICULTURAL	17,500	0.006	105	3.68	386	0.02
RURAL	400	0.312	124	3.68	456	1.14
SOMIS	44	----	275	3.68	1,012	23.00
SATICOY C. CLUB	<u>13</u>	1.740	<u>22</u>	3.68	<u>81</u>	6.23
	26,482		543		1,998	

GA = Growth Area
 NGA = Nongrowth Area
 SPHERE = LAFCO Sphere of Influence

Ventura County General Plan
 Land Use Appendix

FIGURE 3.2.2 (Cont'd)

1984 RESIDENTIAL DEVELOPMENT

DESIGNATION	ACRES	DU'S/AC	DU'S	POP/DU	POP	POP/ACRE
MOORPARK GA						
INSIDE SPHERE						
RURAL LOW	1,613	0.190	306	3.27	1,001	0.62
RURAL HIGH	46	0.910	41	3.27	134	2.91
LOW	189	1.280	241	3.27	788	4.17
MEDIUM-LOW	61	2.080	126	3.27	412	6.75
MEDIUM	883	3.200	2,825	3.27	9,238	10.46
HIGH	92	5.600	515	3.27	1,684	18.30
VERY HIGH	58	12.000	696	3.27	2,276	39.24
AGRICULTURAL 1	396	0.096	38	3.27	124	0.31
OPEN SPACE 1	459	0.096	44	3.27	144	0.31
OPEN SPACE 2	649	0.024	15	3.27	49	0.08
OUTSIDE SPHERE						
OPEN SPACE	8,200	0.002	16	3.27	52	0.01
AGRICULTURAL	4,322	0.006	25	3.27	82	0.02
RURAL	80	0.312	24	3.27	78	0.98
HOME ACRES	108	2.180	235	3.27	768	7.12
	<u>17,156</u>		<u>5,147</u>		<u>16,831</u>	
MOORPARK NGA						
INSIDE SPHERE						
HIGH (CITY)	29	5.600	162	2.56	415	14.30
OUTSIDE SPHERE						
OPEN SPACE	7,070	0.002	14	2.56	36	0.01
AGRICULTURAL	230	0.006	1	2.56	3	0.01
	<u>7,329</u>		<u>177</u>		<u>453</u>	
NORTH HALF NGA						
OPEN SPACE	50,000	0.002	100	1.57	157	0.00
OAK PARK GA						
OPEN SPACE	3,753	0.002	7	3.37	24	0.01
RES 1-2	0	2.000	0	3.37	0	0.00
RES 2-4	0	4.000	0	3.37	0	0.00
RES 4-6	319	6.000	1,914	3.37	6,450	20.22
RES 6-8	0	8.000	0	3.37	0	0.00
RES 8-12	240	12.000	2,880	3.37	9,706	40.44
RES 16-20	0	20.000	0	3.37	0	0.00
	<u>4,312</u>		<u>4,801</u>		<u>16,179</u>	
OAK PARK NGA						
OPEN SPACE	7,806	0.002	15	3.13	47	0.01
RURAL	810	0.312	252	3.13	789	0.97
BELL CANYON	187	2.180	407	3.13	1,274	6.81
	<u>8,803</u>		<u>674</u>		<u>2,110</u>	

GA = Growth Area
 NGA = Nongrowth Area
 SPHERE = LAFCO Sphere of Influence

Ventura County General Plan
 Land Use Appendix

FIGURE 3.2.2 (Cont'd)

1984 RESIDENTIAL DEVELOPMENT

DESIGNATION	ACRES	DU'S/AC	DU'S	POP/DU	POP	POP/ACRE
OJAI GA						
INSIDE SPHERE						
OPEN SPACE	162	0.002	0	2.58	0	0.00
VERY LOW 1	148	0.024	3	2.58	8	0.05
VERY LOW 2	257	0.065	16	2.58	41	0.16
VERY LOW 3	115	0.128	14	2.58	36	0.31
LOW 1	326	0.269	87	2.58	224	0.69
LOW 2	7	0.607	4	2.58	10	1.47
LOW 3	65	1.200	78	2.58	201	3.10
MEDIUM 1	47	2.400	112	2.58	289	6.15
VERY LOW	231	0.455	105	2.58	271	1.17
LOW	504	1.200	604	2.58	1,558	3.09
MEDIUM	391	2.800	1,094	2.58	2,823	7.22
MEDIUM HIGH	83	6.000	498	2.58	1,285	15.48
HIGH	30	12.000	360	2.58	929	30.96
SPECIAL HOUSING	10	16.000	160	2.58	413	41.28
OUTSIDE SPHERE						
OPEN SPACE	401	0.002	0	2.58	0	0.00
VERY LOW 1	556	0.024	13	2.58	34	0.06
VERY LOW 2	188	0.065	12	2.58	31	0.16
VERY LOW 3	0	0.128	0	2.58	0	0.00
LOW 1	50	0.269	13	2.58	34	0.67
LOW 2	66	0.636	41	2.58	106	1.60
HIGH	23	7.600	174	2.58	449	19.52
	<u>3,660</u>		<u>3,388</u>		<u>8,741</u>	
OJAI NGA						
INSIDE SPHERE						
OPEN SPACE	401	0.002	0	2.72	0	0.00
VERY LOW 1	422	0.024	10	2.72	27	0.06
VERY LOW 2	195	0.065	12	2.72	33	0.17
LOW 1	17	0.269	4	2.72	11	0.64
LOW 2	49	0.636	31	2.72	84	1.72
OUTSIDE SPHERE						
VERY LOW 1	6,781	0.024	162	2.72	441	0.06
VERY LOW 2	1,722	0.065	111	2.72	302	0.18
LOW 1	953	0.269	256	2.72	696	0.73
LOW 2	66	0.607	40	2.72	109	1.65
OPEN SPACE	16,155	0.002	32	2.72	87	0.01
RURAL	980	0.312	305	2.72	830	0.85
	<u>27,741</u>		<u>963</u>		<u>2,619</u>	

GA = Growth Area
 NGA = Nongrowth Area
 SPHERE = LAFCO Sphere of Influence

Ventura County General Plan
 Land Use Appendix

FIGURE 3.2.2 (Cont'd)

1984 RESIDENTIAL DEVELOPMENT

DESIGNATION	ACRES	DU'S/AC	DU'S	POP/DU	POP	POP/ACRE
OXNARD GA						
INSIDE SPHERE						
OPEN SPACE	626	0.002	1	3.04	3	0.00
AGRICULTURAL	2,813	0.006	13	3.04	40	0.02
LOW	2,203	3.980	8,767	3.04	26,652	12.10
MEDIUM	1,783	4.800	8,558	3.04	26,016	14.59
HIGH	1,533	6.410	9,826	3.04	29,871	19.49
VERY HIGH	520	10.560	5,491	3.04	16,693	32.10
EL RIO PLAN	551	--	2,708	3.04	8,232	14.94
CEN COAST PLAN	106	29.040	3,078	3.04	9,357	88.27
OUTSIDE SPHERE						
OPEN SPACE	200	0.002	0	3.04	0	0.00
AGRICULTURAL	2,710	0.006	16	3.04	49	0.02
	<u>12,545</u>		<u>38,458</u>		<u>116,912</u>	
OXNARD NGA						
INSIDE SPHERE						
MEDIUM (CITY)	75	4.800	361	3.87	1,397	18.55
HIGH (CITY)	29	6.410	183	3.87	708	24.68
OUTSIDE SPHERE						
OPEN SPACE	1,331	0.002	2	3.87	8	0.01
AGRICULTURAL	12,573	0.006	75	3.87	290	0.02
POINT MUGU	200	2.850	570	3.87	2,206	11.03
	<u>14,208</u>		<u>1,191</u>		<u>4,609</u>	
PIRU GA						
OPEN SPACE	1,253	0.002	2	3.61	7	0.01
AGRICULTURAL	1,300	0.006	7	3.61	25	0.02
RESID 2-4	8	2.400	19	3.61	69	8.57
RESID 4-6	71	3.980	282	3.61	1,018	14.34
RESID 10-15	6	10.000	60	3.61	217	36.10
	<u>2,638</u>		<u>370</u>		<u>1,336</u>	
PIRU NGA						
OPEN SPACE	36,300	0.002	72	3.12	225	0.01
AGRICULTURAL	3,975	0.006	23	3.12	72	0.02
	<u>40,275</u>		<u>95</u>		<u>296</u>	
PORT HUENEME GA						
LOW	447	4.800	2,145	2.71	5,813	13.00
MEDIUM	256	9.600	2,457	2.71	6,658	26.01
HIGH	98	16.000	1,568	2.71	4,249	43.36
CBC BASE	179	2.970	531	2.71	1,439	8.04
	<u>980</u>		<u>6,701</u>		<u>18,160</u>	

GA = Growth Area
 NGA = Nongrowth Area
 SPHERE = LAFCO Sphere of Influence

Ventura County General Plan
 Land Use Appendix

FIGURE 3.2.2 (Cont'd)

1984 RESIDENTIAL DEVELOPMENT

DESIGNATION	ACRES	DU'S/AC	DU'S	POP/DU	POP	POP/ACRE
SANTA PAULA GA						
INSIDE SPHERE						
SINGLE FAMILY	399	5.600	2,234	2.91	6,501	16.29
MEDIUM	103	12.000	1,236	2.91	3,597	34.92
MEDIUM HIGH	302	16.800	5,073	2.91	14,762	48.88
HIGH	25	23.190	579	2.91	1,685	67.40
HILLSIDE	103	1.200	123	2.91	358	3.48
S PAULA WEST	6	7.260	43	2.91	125	20.86
S PAULA EAST	7	1.000	7	2.91	20	2.91
OUTSIDE SPHERE						
OPEN SPACE	300	0.002	0	2.91	0	0.00
AGRICULTURAL	2,575	0.006	15	2.91	44	0.02
	<u>3,820</u>		<u>9,310</u>		<u>27,092</u>	
SANTA PAULA NGA						
OPEN SPACE	33,500	0.002	67	3.44	230	0.01
AGRICULTURAL	8,575	0.006	51	3.44	175	0.02
	<u>42,075</u>		<u>118</u>		<u>406</u>	
SIMI VALLEY GA						
INSIDE SPHERE						
RES ESTATE	201	0.900	180	3.43	617	3.07
VERY LOW	909	2.000	1,818	3.43	6,236	6.86
LOW	299	2.600	777	3.43	2,665	8.91
MEDIUM	4,602	3.700	17,027	3.43	58,403	12.69
INTERMEDIATE	231	7.000	1,617	3.43	5,546	24.01
HIGH	157	15.000	2,355	3.43	8,078	51.45
VERY HIGH	10	25.000	250	3.43	858	85.75
MOBILE HOME	98	8.000	784	3.43	2,689	27.44
SANTA SUSANA	220	--	955	3.43	3,276	14.89
WEST SIMI	44	2.180	95	3.43	326	7.41
NORTH SIMI	55	4.360	239	3.43	820	14.90
OUTSIDE SPHERE						
OPEN SPACE	21,870	0.002	43	3.43	147	0.01
	<u>28,696</u>		<u>26,140</u>		<u>89,660</u>	
SIMI VALLEY NGA						
OPEN SPACE	21,660	0.002	43	2.49	107	0.00
BOX CANYON	68	--	134	2.49	334	4.91
	<u>21,728</u>		<u>177</u>		<u>441</u>	
THOUSAND OAKS GA						
INSIDE SPHERE						
VERY LOW	1,437	0.723	1,038	2.90	3,010	2.09
LOW	6,577	2.800	18,415	2.90	53,404	8.12
MEDIUM	1,366	5.600	7,649	2.90	22,182	16.24
HIGH	260	14.400	3,744	2.90	10,858	41.76
LYNN RANCH	399	--	802	2.90	2,326	5.83
CASA CONEJO	203	--	1,124	2.90	3,260	16.06
KELLY ESTATES	90	--	120	2.90	348	3.87
RURAL	325	1.000	335	2.90	972	2.90
OUTSIDE SPHERE						
LAKE SHERWOOD	130	--	0.001	2.90	2,903	22.33
OPEN SPACE	2,040	0.002	4	2.90	12	0.01
	<u>12,837</u>		<u>34,232</u>		<u>99,273</u>	
THOUSAND OAKS NGA						
OPEN SPACE	33,500	0.002	67	1.83	123	0.00
SOUTH COAST	35	--	262	1.83	479	13.70
	<u>33,535</u>		<u>329</u>		<u>602</u>	

GA = Growth Area
 NGA = Nongrowth Area
 SPHERE = LAFCO Sphere of Influence

Ventura County General Plan
 Land Use Appendix

FIGURE 3.2.2 (Cont'd)
1984 RESIDENTIAL DEVELOPMENT

DESIGNATION	ACRES	DU'S/AC	DU'S	POP/DU	POP	POP/ACRE
VENTURA GA						
INSIDE SPHERE						
SINGLE FAMILY	275	5.600	1,540	2.48	3,819	13.89
MULTI FAMILY	22	17.600	387	2.48	960	43.63
R-1-1AC	125	0.910	113	2.48	280	2.24
R-1-10	380	3.200	1,216	2.48	3,016	7.94
R-1-8	5	3.980	19	2.48	47	9.42
R-1-7	1515	4.800	7,272	2.48	18,035	11.90
R-1-6	1486	5.600	8,321	2.48	20,636	13.89
R-2	27	10.000	270	2.48	670	24.80
R-3	52	43.170	2,244	2.48	5,565	107.02
R-3-2	55	28.790	1,583	2.48	3,926	71.38
R-3-3	37	21.610	799	2.48	1,982	53.55
R-3-4	9	16.800	151	2.48	374	41.61
R-3-5	321	10.400	2,228	2.48	8,278	25.79
RPD-7U	14	7.000	98	2.48	243	17.36
RPD-10U	71	10.000	710	2.48	1,761	24.80
RPD-15U	17	15.000	255	2.48	632	37.20
RPD-16U	11	16.000	176	2.48	436	39.68
RPD-28U	0	28.000	0	2.48	0	0.00
PR-8	547	8.000	4,376	2.48	10,852	19.84
PR-15	116	15.000	1,740	2.48	4,315	37.20
PR-20	108	20.000	2,160	2.48	5,357	49.60
MF-36	30	28.790	863	2.48	2,140	71.34
HPR-4	51	4.000	204	2.48	506	9.92
HPR-6	85	6.000	510	2.48	1,265	14.88
HPR-8	43	8.000	344	2.48	853	19.84
HPR-15	42	15.000	630	2.48	1,562	37.20
HPR-20	116	20.000	2,320	2.48	5,754	49.60
TR-15	98	12.000	1,176	2.48	2,916	29.76
TR-20	153	16.000	2,448	2.48	6,071	39.68
SF-7U	0	5.600	0	2.48	0	0.00
CABRILLO VILL	20	--	115	2.48	285	14.26
SATICOY	52	--	274	2.48	680	13.07
MONTALVO	46	--	416	2.48	1,032	22.43
N VENTURA AVE	123	--	963	2.48	2,388	19.42
OUTSIDE SPHERE						
OPEN SPACE	17,320	0.002	34	2.48	84	0.00
AGRICULTURAL	3,010	0.006	18	2.48	45	0.01
RURAL	320	0.312	99	2.48	246	0.77
	<u>26,702</u>		<u>47,182</u>		<u>117,011</u>	

GA = Growth Area
 NGA = Nongrowth Area
 SPHERE = LAFCO Sphere of Influence

Ventura County General Plan
 Land Use Appendix

FIGURE 3.2.2 (Cont'd)

1984 RESIDENTIAL DEVELOPMENT

DESIGNATION	ACRES	DU'S/AC	DU'S	POP/DU	POP	POP/ACRE
VENTURA NGA						
OPEN SPACE	24,270	0.002	48	1.64	79	0.00
AGRICULTURAL	2,180	0.006	13	1.64	21	0.01
RURAL	62	0.312	19	1.64	31	0.50
NORTH COAST	68	--	<u>1,541</u>	1.64	<u>2,527</u>	37.17
	26,580		1,621		2,658	
VENTURA RIVER GA						
VERY LOW 1	219	0.024	5	2.65	13	0.06
VERY LOW 2	1,085	0.065	70	2.65	186	0.17
VERY LOW 3	121	0.128	15	2.65	40	0.33
LOW 1	447	0.269	120	2.65	318	0.71
LOW 2	515	0.636	327	2.65	867	1.68
LOW 3	368	1.040	382	2.65	1,012	2.75
MEDIUM 1	316	2.250	711	2.65	1,884	5.96
MEDIUM 2	443	3.920	<u>1,736</u>	2.65	<u>4,600</u>	10.38
HIGH	78	7.600	<u>592</u>	2.65	<u>1,569</u>	20.11
	3,592		3,958		10,489	
VENTURA RIVER NGA						
OPEN SPACE	3,045	0.002	6	2.67	16	0.00
RURAL	725	0.312	226	2.67	603	0.83
VERY LOW 1	3,300	0.024	79	2.67	211	0.06
VERY LOW 2	751	0.065	48	2.67	128	0.17
VERY LOW 3	139	0.128	17	2.67	45	0.33
LOW 1	143	0.269	38	2.67	101	0.71
LOW 2	93	0.636	59	2.67	158	1.69
LOW 3	141	1.040	146	2.67	390	2.76
HIGH	11	7.600	<u>83</u>	2.67	<u>222</u>	20.15
	8,348		702		1,874	
COUNTYWIDE TOTAL	494,686		207,919		601,012	

GA = Growth Area
 NGA = Nongrowth Area
 SPHERE = LAFCO Sphere of Influence

Ventura County General Plan
 Land Use Appendix

FIGURE 3.2.3

1984 NONRESIDENTIAL DEVELOPMENT

DESIGNATION	ACRES	BUILDING INTENSITY (%)	FLOOR AREA	EMP/ KSF	TOTAL EMP	EMP/ ACRE
CAMARILLO GA						
AGRICULTURAL	755	0.0	0	0.0	38	0.05
COMMERCIAL						
OFFICE	59	35.0	900	4.0	3,598	60.98
GENERAL	185	15.0	1,209	2.0	2,418	13.07
INDUSTRIAL						
GENERAL	370	20.0	3,223	2.0	6,447	17.42
IND/COM	2	20.0	17	2.0	35	17.42
R & D	5	20.0	44	2.0	87	17.42
PUBLIC						
SCHOOLS	148	10.0	645	1.0	645	4.36
TRANSIT CTRS	11	10.0	48	1.0	48	4.36
AIRPORT	640	1.0	279	1.0	279	0.44
CIVIC CENTER	4	20.0	35	4.0	139	34.85
HOSPITAL	9	40.0	157	3.0	470	52.27
SEMINARY	80	5.0	174	1.0	174	2.18
	<u>2,268</u>		<u>6,730</u>		<u>14,378</u>	
CAMARILLO NGA						
AGRICULTURAL	12,800	0.0	0	0.0	640	0.05
C-0	4	35.0	61	4.0	244	60.98
C-1	2	15.0	16	2.0	31	13.07
INDUSTRIAL	5	20.0	44	2.0	87	17.42
M-2	36	20.0	311	2.0	622	17.42
PUBLIC						
SCHOOLS	8	10.0	35	1.0	35	4.36
CAM ST HOSP	936	1.0	408	3.0	1,223	1.31
PUBLIC SVCS	3	10.0	13	3.0	39	13.07
	<u>13,794</u>		<u>887</u>		<u>2,922</u>	
FILLMORE GA						
AGRICULTURAL	400	0.0	0	0.0	20	0.05
COMMERCIAL						
ADMIN/PROF	7	35.0	107	4.0	427	60.98
HIGHWAY	21	15.0	137	2.0	274	13.07
CENTRAL BUS	28	25.0	305	2.0	610	21.78
INDUSTRIAL						
COM MFG	6	20.0	52	2.0	105	17.42
LIGHT MFG	45	20.0	392	2.0	784	17.42
GENERAL IND	58	20.0	505	2.0	1,011	17.42
PUBLIC						
SCHOOLS	44	10.0	192	1.0	192	4.36
CIVIC CENTER	5	20.0	44	4.0	174	34.85
	<u>614</u>		<u>1,734</u>		<u>3,596</u>	
FILLMORE NGA						
AGRICULTURAL	12,400	0.0	0	0.0	620	0.05
LAS POSAS NGA						
AGRICULTURAL	17,500	0.0	0	0.0	875	0.05
C-P-D	8	15.0	54	2.0	107	13.07
	<u>17,508</u>		<u>54</u>		<u>982</u>	

GA = Growth Area
 NGA = Nongrowth Area

Ventura County General Plan
 Land Use Appendix

FIGURE 3.2.3 (Cont'd)

1984 NONRESIDENTIAL DEVELOPMENT

DESIGNATION	ACRES	BUILDING INTENSITY (%)	FLOOR AREA	EMP/ KSF	TOTAL EMP	EMP/ ACRE
MOORPARK GA						
AGRICULTURAL	4,718	0.0	0	0.0	236	0.05
COMMERCIAL						
NEIGHBORHOOD	2	15.0	13	2.0	26	13.07
GENERAL	27	15.0	176	2.0	353	13.07
COM/INDUST	0	20.0	0	2.0	0	0.00
INDUSTRIAL						
LIGHT	56	20.0	488	2.0	976	17.42
MEDIUM	75	20.0	653	2.0	1,307	17.42
PUBLIC						
SCHOOLS	37	10.0	161	1.0	161	4.36
MPK COLLEGE	103	5.0	224	1.0	224	2.18
PUB SVCS	4	10.0	17	3.0	52	13.07
	<u>5,022</u>		<u>1,734</u>		<u>3,335</u>	
MOORPARK NGA						
AGRICULTURAL	230	0.0	0	0.0	12	0.05
OAK PARK GA						
COMMERCIAL	6	15.0	39	2.0	78	13.07
PUBLIC						
SCHOOLS	91	10.0	396	1.0	396	4.36
PUB SVCS	4	10.0	17	3.0	52	13.07
	<u>101</u>		<u>453</u>		<u>527</u>	
OAK PARK NGA						
COMMERCIAL						
C-P-D	3	15.0	22	2.0	43	13.07
OJAI GA						
COMMERCIAL						
GENERAL	84	15.0	549	2.0	1,098	13.07
COM RECREA	190	1.0	83	0.5	41	0.22
INDUSTRIAL						
COM MFG	16	20.0	139	2.0	279	17.42
MFG PD	6	20.0	52	2.0	105	17.42
PUBLIC						
SCHOOLS	218	10.0	950	1.0	950	4.36
CITY HALL	2	20.0	17	3.0	52	26.14
HOSPITAL	1	40.0	17	3.0	52	52.27
PUB SVCS	2	10.0	9	3.0	26	13.07
	<u>519</u>		<u>1,816</u>		<u>2,603</u>	
OJAI NGA						
COMMERCIAL	2	15.0	13	2.0	26	13.07
INDUSTRIAL	7	20.0	61	2.0	122	17.42
PUBLIC						
SCHOOLS	443	1.0	193	1.0	193	0.44
	<u>452</u>		<u>267</u>		<u>341</u>	

GA = Growth Area
 NGA = Nongrowth Area

Ventura County General Plan
 Land Use Appendix

FIGURE 3.2.3 (Cont'd)

1984 NONRESIDENTIAL DEVELOPMENT

DESIGNATION	ACRES	BUILDING INTENSITY (%)	FLOOR AREA	EMP/ KSF	TOTAL EMP	EMP/ ACRE
OXNARD GA						
AGRICULTURAL	5,023	0.0	0	0.0	251	0.05
COMMERCIAL						
TRUCK SALES	10	5.0	22	2.0	44	4.36
HWY RELATED	21	10.0	91	2.0	183	8.71
REG SHOP CTR	131	20.0	1,141	2.0	2,283	17.42
DIST SHOP CTR	23	15.0	150	2.0	301	13.07
CMTY SHOP CTR	18	15.0	118	2.0	235	13.07
CIVIC CENTER	163	20.0	1,420	4.0	5,680	34.85
SPEC SHOP	19	20.0	166	2.0	331	17.42
GENERAL	25	15.0	163	2.0	327	13.07
AUTO SALES	25	10.0	109	2.0	218	8.71
OFFICE/MOTEL	76	35.0	1,159	2.0	2,317	30.49
OFFICE	6	35.0	91	4.0	366	60.98
COM RECREA	2	1.0	1	0.5	0	0.22
HARBOR RELATD	3	15.0	20	2.0	39	13.07
CBD	44	20.0	383	2.0	767	17.42
C-C	5	50.0	115	1.0	115	21.78
C-1	30	15.0	196	2.0	392	13.07
INDUSTRIAL						
LIMITED	508	20.0	4,426	2.0	8,851	17.42
LIGHT	737	20.0	6,421	2.0	12,841	17.42
HEAVY	292	6.5	827	2.0	1,654	5.66
PUB UTILITY	479	1.0	209	2.0	417	.87
COM/IND	6	20.0	52	2.0	105	17.42
INDUSTRIAL	174	20.0	1,516	2.0	3,032	17.42
PUBLIC						
SCHOOLS	349	10.0	1,520	1.0	1,520	4.36
OX COLLEGE	102	5.0	222	1.0	222	2.18
AIRPORT	177	1.0	77	4.0	308	1.74
HOSPITALS	19	40.0	331	3.0	993	52.27
PUBLIC SVCS	16	10.0	70	3.0	209	13.07
CITY HALL	6	20.0	52	3.0	157	26.14
TRANSP CTR	10	10.0	44	1.0	44	4.36
COMMUNITY CTR	23	10.0	100	1.0	100	4.36
	<u>8,522</u>		<u>21,212</u>		<u>44,303</u>	
OXNARD NGA						
AGRICULTURAL	12,573	0.0	0	0.0	629	0.05
POINT MUGU	<u>4,163</u>	3.0	<u>5,440</u>	2.0	<u>10,880</u>	2.61
	16,736		5,440		11,509	
PIRU GA						
AGRICULTURAL	1,300	0.0	0	0.0	65	0.05
COMMERCIAL	8	15.0	52	2.0	105	13.07
INDUSTRIAL	12	20.0	105	2.0	209	17.42
PUBLIC	21	10.0	91	1.0	91	4.36
	<u>1,341</u>		<u>248</u>		<u>470</u>	
PIRU NGA						
AGRICULTURAL	3,975	0.0	0	0.0	199	0.05

GA = Growth Area
 NGA = Nongrowth Area

Ventura County General Plan
 Land Use Appendix

FIGURE 3.2.3 (Cont'd)

1984 NONRESIDENTIAL DEVELOPMENT

DESIGNATION	ACRES	BUILDING INTENSITY (%)	FLOOR AREA	EMP/ KSF	TOTAL EMP	EMP/ ACRE
PORT HUENEME GA						
CBC BASE						
COMMERCIAL	176	15.0	1,150	2.0	2,300	13.07
INDUSTRIAL	97	20.0	845	2.0	1,690	17.42
PUBLIC	772	10.0	3,363	3.0	10,088	13.07
CITY						
COMMERCIAL						
NEIGH/GEN	11	15.0	72	2.0	144	13.07
VISIT SERV	37	15.0	242	2.0	484	13.07
INDUSTRIAL						
COAST DEP	20	20.0	174	2.0	348	17.42
COAST REL	24	20.0	209	2.0	418	17.42
PUBLIC						
SCHOOLS	32	10.0	139	1.0	139	4.36
PUB SVCS	7	10.0	30	3.0	91	13.07
	<u>1,176</u>		<u>6,225</u>		<u>15,703</u>	
SANTA PAULA GA						
AGRICULTURAL	2,575	0.0	0	0.0	129	0.05
COMMERCIAL						
OFFICE	8	35.0	122	4.0	488	60.98
GENERAL	105	15.0	686	2.0	1,372	13.07
NEIGHBORHOOD	4	15.0	26	2.0	52	13.07
C-P-D	3	15.0	21	2.0	42	13.07
INDUSTRIAL						
LIGHT	106	20.0	923	2.0	1,847	17.42
HEAVY	58	6.5	164	2.0	328	5.66
IND PARK	82	20.0	714	2.0	1,429	17.42
SEWAGE DISP	6	6.5	17	2.0	34	5.66
M-2	26	20.0	227	2.0	453	17.42
PUBLIC						
SCHOOLS	52	10.0	227	1.0	227	4.36
CITY HALL	1	20.0	9	3.0	26	26.14
PUB SVCS	1	10.0	4	3.0	13	13.07
AIRPORT	38	1.0	17	0.5	8	0.22
HOSPITAL	8	40.0	139	2.0	418	52.27
	<u>3,073</u>		<u>3,297</u>		<u>6,867</u>	
SANTA PAULA NGA						
AGRICULTURAL	8,575	0.0	0	0.0	429	0.05
INDUSTRIAL						
LIGHT MFG	7	20.0	61	2.0	122	17.42
HEAVY IND	36	6.5	102	2.0	204	5.66
M-3	91	6.5	258	2.0	516	5.66
T AQUINAS COLL	19	1.0	8	4.0	33	1.74
	<u>8,728</u>		<u>429</u>		<u>1,304</u>	

GA = Growth Area
 NGA = Nongrowth Area

Ventura County General Plan
 Land Use Appendix

FIGURE 3.2.3 (Cont'd)

1984 NONRESIDENTIAL DEVELOPMENT

DESIGNATION	ACRES	BUILDING INTENSITY (%)	FLOOR AREA	EMP/ KSF	TOTAL EMP	EMP/ ACRE
SIMI VALLEY GA						
COMMERCIAL						
RECREA COM	460	1.0	200	0.5	100	0.22
OFFICE	26	35.0	396	4.0	1,586	60.98
GENERAL	146	15.0	954	2.0	1,908	13.07
DISTRICT	232	15.0	1,516	2.0	3,032	13.07
REG CENTER	55	20.0	479	2.0	958	17.42
C-P-D	9	15.0	58	2.0	116	13.07
INDUSTRIAL						
LIGHT	336	40.0	5,854	2.0	11,709	34.85
BUSINESS PARK	0	40.0	0	4.0	0	0.00
INDUS RESERVE	0	40.0	0	2.0	0	0.00
PUBLIC						
CIVIC CENTER	19	20.0	166	3.0	497	26.14
PUBLIC SVCS	69	10.0	301	2.0	601	8.71
HOSPITAL	0	40.0	0	3.0	0	0.00
SCHOOLS	468	10.0	2,039	1.0	2,039	4.36
BRANDEIS INST	2,567	0.1	112	1.0	112	0.04
AIRPORT	0	1.0	0	0.5	0	0.00
RR DEPOT	0	10.0	0	1.0	0	0.00
LAW ENF OFFC	0	40.0	0	6.0	0	0.00
	<u>4,387</u>		<u>12,075</u>		<u>22,657</u>	
SIMI VALLEY NGA						
ROCKETDYNE	1,571	1.0	684	2.0	1,369	0.87
THOUSAND OAKS GA						
COMMERCIAL						
GENERAL	784	15.0	5,123	2.0	10,245	13.07
COM/INDUS	11	10.0	48	4.0	192	17.42
INDUSTRIAL						
CITY	496	20.0	4,321	2.0	8,642	17.42
M-1	347	20.0	3,023	2.0	6,046	17.42
PUBLIC						
SCHOOLS	283	10.0	1,233	1.0	1,233	4.36
CAL LUTHERAN	157	5.0	342	1.0	342	2.18
NEWB PK ACAD	65	5.0	142	1.0	142	2.18
INSTITUTNL	48	1.0	21	3.0	63	1.31
CIVIC CTR	13	20.0	113	3.0	340	26.14
	<u>2,204</u>		<u>14,365</u>		<u>27,244</u>	
THOUSAND OAKS NGA						
COMMERCIAL	6	15.0	39	2.0	78	13.07
C-C	5	50.0	109	1.0	109	21.78
	<u>11</u>		<u>148</u>		<u>187</u>	

GA = Growth Area
 NGA = Nongrowth Area

Ventura County General Plan
 Land Use Appendix

FIGURE 3.2.3 (Cont'd)

1984 NONRESIDENTIAL DEVELOPMENT

DESIGNATION	ACRES	BUILDING INTENSITY (%)	FLOOR AREA	EMP/ KSF	TOTAL EMP	EMP/ ACRE
VENTURA GA						
AGRICULTURAL	3,010	0.0	0	0.0	151	0.05
COMMERCIAL						
PROF OFFICE	48	35.0	732	4.0	2,927	60.98
GENERAL	292	15.0	1,908	2.0	3,816	13.07
NEIGHBORHOOD	79	15.0	516	2.0	1,032	13.07
PLANNED COM	138	15.0	902	2.0	1,803	13.07
PC-TOURIST	28	15.0	183	2.0	366	13.07
PMXD	88	15.0	575	2.0	1,150	13.07
HARBOR COM	114	15.0	745	2.0	1,490	13.07
COMMERCIAL	14	15.0	91	2.0	183	13.07
C-P-D	2	15.0	13	2.0	26	13.07
INDUSTRIAL						
GENERAL	523	20.0	4,556	2.0	9,113	17.42
PLANNED DEV	315	20.0	2,744	2.0	5,489	17.42
INDUSTRIAL	92	20.0	802	2.0	1,603	17.42
INDUSTRIAL (N.COAST)	205	4.0	357	2.0	714	3.48
OIL FIELD	173	1.0	75	2.0	151	0.87
M-3	10	20.0	85	2.0	169	17.42
PUBLIC						
SCHOOLS	140	10.0	610	1.0	610	4.36
GOVT CENTER	73	20.0	636	3.0	1,908	26.14
PUBLIC SVCS	4	10.0	17	3.0	52	13.07
CITY HALL	8	20.0	70	3.0	209	26.14
HOSPITAL	14	40.0	244	3.0	732	52.27
VENTURA COLL	55	10.0	240	2.0	479	8.71
CAL STATE U	0	10.0	0	2.0	0	0.00
PUBLIC	1	15.0	7	2.0	13	13.07
	5,426		16,107		34,186	
VENTURA NGA						
AGRICULTURAL	2,180	0.0	0	0.0	109	0.05
COMMERCIAL						
C-C	1	50.0	13	1.0	13	21.78
INDUSTRIAL						
C-M	351	1.5	229	2.0	459	1.31
PUBLIC SERVICE	3	10.0	13	3.0	39	13.07
	2,535		255		620	
VENTURA RIVER GA						
COMMERCIAL	38	15.0	248	2.0	497	13.07
INDUSTRIAL	7	20.0	61	2.0	122	17.42
PUBLIC						
SCHOOLS	18	10.0	78	1.0	78	4.36
VILLANOVA SC	96	0.5	21	4.0	84	0.87
HONOR FARM	127	1.0	55	2.0	111	0.87
	286		464		891	

GA = Growth Area
 NGA = Nongrowth Area

Ventura County General Plan
 Land Use Appendix

FIGURE 3.2.3 (Cont'd)

1984 NONRESIDENTIAL DEVELOPMENT

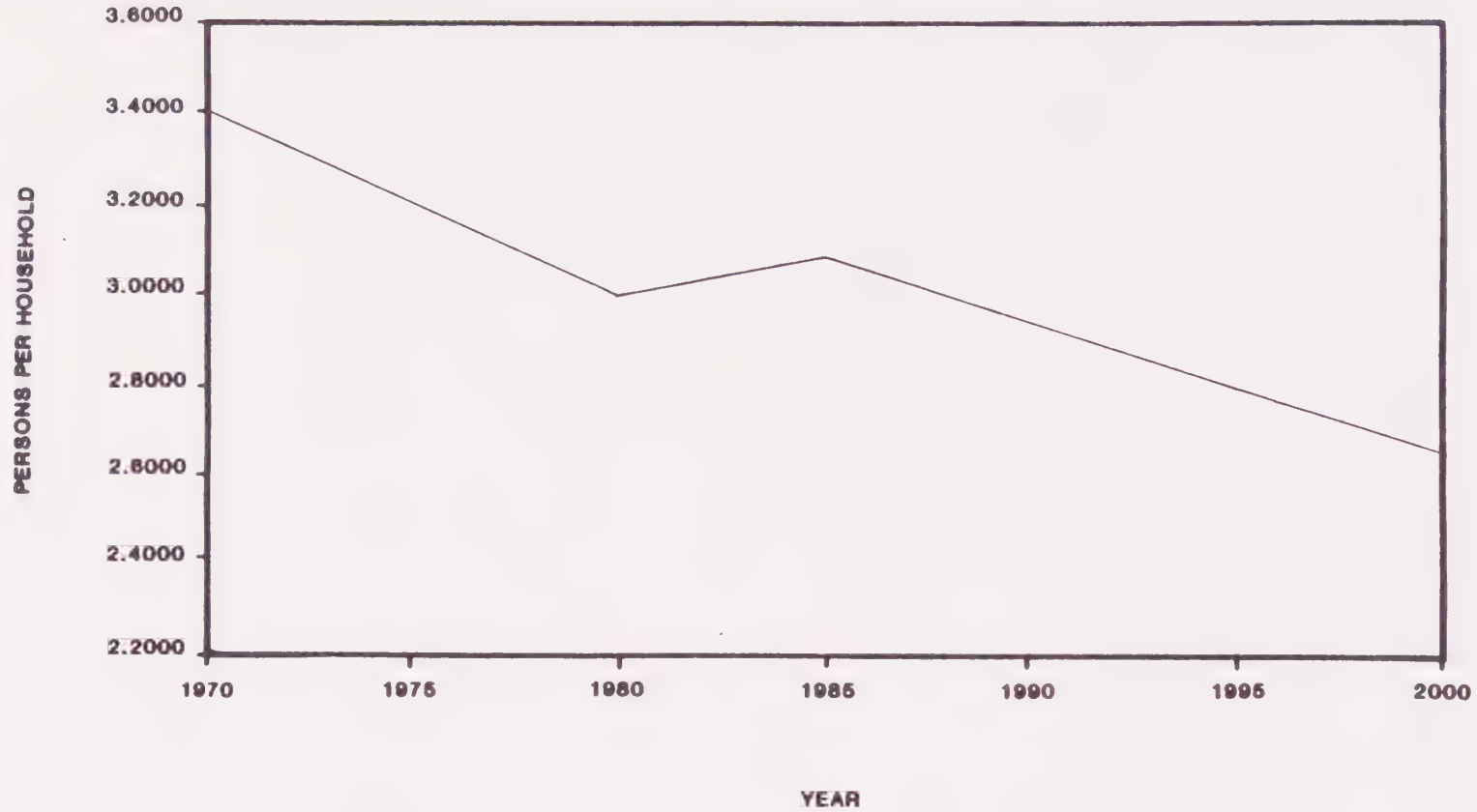
DESIGNATION	ACRES	BUILDING INTENSITY (%)	FLOOR AREA	EMP/ KSF	TOTAL EMP	EMP/ ACRE
VENTURA RIVER NGA						
COMMERCIAL	6	15.0	39	2.0	78	13.07
INDUSTRIAL	1	20.0	9	2.0	17	17.42
PUBLIC-SCHOOL	8	10.0	35	1.0	35	4.36
	<u>15</u>		<u>83</u>		<u>131</u>	
NORTH HALF NGA						
COMMERCIAL	2	15.0	13	2.0	26	13.07
INDUSTRIAL	500	0.1	22	2.0	44	0.09
PUBLIC SVCS	80	1.0	35	3.0	105	1.31
	<u>582</u>		<u>70</u>		<u>174</u>	
COUNTYWIDE TOTAL	113,479		94,799		197,173	

GA = Growth Area
NGA = Nongrowth Area

Ventura County General Plan
Land Use Appendix

VENTURA COUNTY

AVERAGE NUMBER OF PERSONS PER HOUSEHOLD: 1970-2000



1970 P/HH IS FROM CENSUS.

1975, 1980 AND 1984 P/HH ARE ESTIMATES.

1985-2000 P/HH ARE PROJECTIONS.

VENTURA COUNTY GENERAL PLAN
LAND USE APPENDIX-FIGURE 3.2.4

**FIGURE 3.2.5
RESIDENTIAL HOLDING CAPACITY**

LAND USE DESIGNATION	GEN. PLAN ACRES	LOW RANGE DU/AC	HIGH RANGE DU/AC	LOW RANGE DU'S	HIGH RANGE DU'S	YEAR 2000 POP/DU	LOW RANGE POP	HIGH RANGE POP	LOW RANGE POP/AC	HIGH RANGE POP/AC
CAMARILLO GROWTH AREA										
INSIDE SPHERE OF INFLUENCE										
AGRICULTURAL	1,620	0.02	0.02	27	27	2.52	68	68	0.04	0.04
RURAL	1,478	1.50	1.50	2,217	2,217	2.52	5,587	5,587	3.78	3.78
LOW	1,920	3.50	3.50	6,720	6,720	2.52	16,934	16,934	8.82	8.82
LOW MEDIUM	1,014	7.00	7.00	7,096	7,096	2.52	17,887	17,887	17.64	17.64
MEDIUM	135	15.00	15.00	2,025	2,025	2.52	5,103	5,103	37.80	37.80
HIGH	199	25.00	25.00	4,975	4,975	2.52	12,537	12,537	63.00	63.00
MOBILE HOME	208	7.00	7.00	1,456	1,456	2.52	3,669	3,669	17.64	17.64
CAMARILLO HEIGHTS EXISTING COMM'TY	767	-----	-----	1,769	1,769	2.52	4,455	4,455	5.81	5.81
LAS POSAS ESTATES EXISTING COMM'TY	716	-----	-----	1,077	1,077	2.52	2,712	2,712	3.79	3.79
STACY/TERRA BELLA EXISTING COMM'TY	16	-----	-----	34	34	2.52	85	85	5.47	5.47
OUTSIDE SPHERE OF INFLUENCE										
AGRICULTURAL	1,105	0.01	0.03	7	28	2.52	17	70	0.02	0.06
OPEN SPACE	120	0.03	0.10	3	12	2.52	8	30	0.06	0.25
RURAL	5	0.10	0.50	1	3	2.52	1	6	0.25	1.26
TOTAL	9,304			27,406	27,440		69,064	69,144		
CAMARILLO NONGROWTH AREA										
AGRICULTURAL	15,408	0.01	0.03	96	385	3.11	299	1,198	0.02	0.08
OPEN SPACE	10,289	0.03	0.10	257	1,029	3.11	800	3,200	0.08	0.31
RURAL	2,594	0.10	0.50	259	1,297	3.11	807	4,034	0.31	1.56
STATE OR FEDERAL FACILITY	50	7.80	7.80	390	390	3.11	1,213	1,213	24.26	24.26
SANTA ROSA VALLEY EXISTING COMM'TY	1,192	-----	-----	1,163	1,163	3.11	3,616	3,616	3.03	3.03
TOTAL	29,533			2,166	4,264		6,735	13,260		
FILLMORE GROWTH AREA										
INSIDE SPHERE OF INFLUENCE										
RURAL RESIDENTIAL	390	1.00	7.00	390	2,730	2.83	1,104	7,726	2.83	19.81
LOW DENSITY	775	1.00	7.00	775	5,425	2.83	2,193	15,353	2.83	19.81
MEDIUM DENSITY	107	7.00	11.00	749	1,177	2.83	2,120	3,331	19.81	31.13
HIGH DENSITY	13	11.00	15.00	143	195	2.83	405	552	31.13	42.45
OUTSIDE SPHERE OF INFLUENCE										
AGRICULTURAL	827	0.01	0.03	5	21	2.83	15	59	0.02	0.07
OPEN SPACE	2,369	0.03	0.10	59	237	2.83	168	670	0.07	0.28
TOTAL	4,481			2,121	9,785		6,004	27,690		
FILLMORE NONGROWTH AREA										
AGRICULTURAL	9,253	0.01	0.03	58	231	2.72	157	629	0.02	0.07
OPEN SPACE	34,868	0.03	0.10	872	3,487	2.72	2,371	9,484	0.07	0.27
TOTAL	44,121			930	3,718		2,528	10,113		

**Figure 3.2.5 (cont.)
RESIDENTIAL HOLDING CAPACITY**

LAND USE DESIGNATION	GEN. PLAN ACRES	LOW RANGE DU/AC	HIGH RANGE DU/AC	LOW RANGE DU'S	HIGH RANGE DU'S	YEAR 2000 POP/DU	LOW RANGE POP	HIGH RANGE POP	LOW RANGE POP/AC	HIGH RANGE POP/AC
LAS POSAS NONGROWTH AREA										
AGRICULTURAL	16,283	0.01	0.03	102	407	3.24	330	1,319	0.02	0.08
OPEN SPACE	13,469	0.03	0.10	337	1,347	3.24	1,091	4,364	0.08	0.32
RURAL	1,364	0.10	0.50	136	682	3.24	442	2,210	0.32	1.62
LA CUMBRE ROAD EXISTING COMMUNITY	235	-----	-----	256	256	3.24	828	828	3.52	3.52
SATICOY COUNTRY CLUB EXISTING COMM'Y	69	-----	-----	97	97	3.24	313	313	4.54	4.54
SOMIS EXISTING COMMUNITY	54	-----	-----	276	276	3.24	892	892	16.52	16.52
TOTAL	31,474			1,204	3,065		3,896	9,926		
MOORPARK GROWTH AREA										
INSIDE SPHERE OF INFLUENCE										
RURAL LOW	1,668	0.20	0.20	334	334	2.91	971	971	0.58	0.58
RURAL HIGH	206	1.00	1.00	208	208	2.91	605	605	2.91	2.91
LOW	168	1.00	1.00	168	168	2.91	489	489	2.91	2.91
MEDIUM LOW	568	2.00	2.00	1,136	1,136	2.91	3,306	3,306	5.82	5.82
MEDIUM	1,174	4.00	4.00	4,696	4,696	2.91	13,665	13,665	11.64	11.64
HIGH	343	7.00	7.00	2,401	2,401	2.91	6,987	6,987	20.37	20.37
VERY HIGH	161	15.00	15.00	2,415	2,415	2.91	7,028	7,028	43.65	43.65
SPECIFIC PLAN 1 LEVY	282	-----	-----	415	415	2.91	1,208	1,208	4.28	4.28
SPECIFIC PLAN 2 JBR	438	-----	-----	475	475	2.91	1,382	1,382	3.16	3.16
SPECIFIC PLAN 9 MUSD	25	-----	-----	80	80	2.91	233	233	9.31	9.31
SPECIFIC PLAN 10 SCHLEVE	71	-----	-----	154	154	2.91	448	448	6.31	6.31
SPECIFIC PLAN 8 MESSENGER	4,200	-----	-----	2,400	2,400	2.91	6,984	6,984	1.66	1.66
AGRICULTURAL 1	45	0.03	0.10	1	5	2.91	3	13	0.07	0.29
AGRICULTURAL 2	0	0.03	0.03	0	0	2.91	0	0	0.00	0.00
OPEN SPACE 1	16	0.03	0.10	0	2	2.91	1	5	0.07	0.29
OPEN SPACE 2	1,084	0.03	0.03	27	27	2.91	79	79	0.07	0.07
HOME ACRES EXISTING COMMUNITY	207	2.18	2.18	451	451	2.91	1,313	1,313	6.34	6.34
OUTSIDE SPHERE OF INFLUENCE										
AGRICULTURAL	972	0.01	0.03	6	24	2.91	18	71	0.02	0.07
OPEN SPACE	8,082	0.03	0.10	202	808	2.91	588	2,352	0.07	0.29
RURAL	262	0.10	0.50	26	131	2.91	76	381	0.29	1.46
TOTAL	19,974			15,596	16,330		45,384	47,519		
MOORPARK NONGROWTH AREA										
AGRICULTURAL	1,617	0.01	0.03	10	40	2.38	24	96	0.01	0.06
OPEN SPACE	12,820	0.03	0.10	321	1,282	2.38	763	3,051	0.06	0.24
RURAL	105	0.10	0.50	11	53	2.38	25	125	0.24	1.19
TOTAL	14,542			341	1,375		812	3,272		

**Figure 3.2.5 (cont.)
RESIDENTIAL HOLDING CAPACITY**

LAND USE DESIGNATION	GEN. PLAN ACRES	LOW RANGE DU/AC	HIGH RANGE DU/AC	LOW RANGE DU'S	HIGH RANGE DU'S	YEAR 2000 POP/DU	LOW RANGE POP	HIGH RANGE POP	LOW RANGE POP/AC	HIGH RANGE POP/AC
NORTH HALF NONGROWTH AREA										
OJAI AREA PLAN										
OPEN SPACE	3,740	0.01	0.01	23	47	1.63	38	76	0.01	0.02
OPEN SPACE 80	18,270	0.01	0.01	228	228	1.63	372	372	0.02	0.02
OPEN SPACE 40	282	0.03	0.03	7	7	1.63	11	11	0.04	0.04
OPEN SPACE 20	783	0.05	0.05	39	39	1.63	64	64	0.08	0.08
OPEN SPACE 10	4,627	0.10	0.10	463	463	1.63	754	754	0.16	0.16
RURAL RESIDENTIAL 2	18	0.50	0.50	9	9	1.63	15	15	0.82	0.82
OPEN SPACE (FEDERAL LAND)	550,211	0.00	0.00	0	0	1.63	0	0	0.00	0.00
OPEN SPACE (PRIVATELY OWNED)	46,112	0.03	0.10	1,153	4,611	1.63	1,879	7,516	0.04	0.16
RURAL	1,501	0.10	0.50	150	751	1.63	245	1,223	0.16	0.82
MATILIJIA CANYON EXISTING COMM'TY	132	1.00	1.00	132	132	1.63	213	213	1.62	1.62
NORTH FORK SPRINGS EXISTING COMM'TY	46	1.00	1.00	46	46	1.63	74	74	1.61	1.61
TOTAL	625,722			2,251	6,333		3,665	10,319		
OAK PARK GROWTH AREA										
OPEN SPACE	6,600	0.03	0.10	165	660	2.99	493	1,973	0.07	0.30
OAK PARK AREA PLAN										
OPEN SPACE	613	0.01	0.01	8	8	2.99	23	23	0.04	0.04
R/1-2	1	1.00	2.00	1	2	2.99	3	6	2.99	5.98
R/2-4	105	2.00	4.00	210	420	2.99	628	1,256	5.98	11.96
R/4-6	514	4.00	6.00	2,056	3,084	2.99	6,147	9,221	11.96	17.94
R/6-8	86	6.00	8.00	516	688	2.99	1,543	2,057	17.94	23.92
R/8-12	175	8.00	12.00	1,400	2,100	2.99	4,186	6,279	23.92	35.88
R/16-20	39	16.00	20.00	624	780	2.99	1,866	2,332	47.84	59.80
TOTAL	8,133			4,980	7,742		14,889	23,148		
OAK PARK NONGROWTH AREA										
OPEN SPACE	9,250	0.03	0.10	231	925	2.69	622	2,488	0.07	0.27
RURAL	875	0.10	0.50	88	438	2.69	235	1,177	0.27	1.35
BELL CANYON EXISTING COMMUNITY	1,131	-----	-----	1,443	1,443	2.69	3,880	3,880	3.43	3.43
TOTAL	11,256			1,762	2,806		4,737	7,545		
OJAI GROWTH AREA										
INSIDE SPHERE OF INFLUENCE										
VERY LOW	245	0.50	0.50	123	123	2.42	296	296	1.21	1.21
LOW	570	1.00	2.00	570	1,140	2.42	1,379	2,759	2.42	4.84
MEDIUM	395	3.00	4.00	1,185	1,580	2.42	2,868	3,824	7.26	9.68
MEDIUM HIGH	83	6.00	7.50	498	623	2.42	1,205	1,506	14.52	18.15
HIGH	30	8.00	15.00	240	450	2.42	581	1,089	19.36	36.30
SPECIAL HOUSING	10	12.00	20.00	120	200	2.42	290	484	29.04	48.40

**Figure 3.2.5 (cont.)
RESIDENTIAL HOLDING CAPACITY**

LAND USE DESIGNATION	GEN. PLAN ACRES	LOW RANGE DU/AC	HIGH RANGE DU/AC	LOW RANGE DU'S	HIGH RANGE DU'S	YEAR 2000 POP/DU	LOW RANGE POP	HIGH RANGE POP	LOW RANGE POP/AC	HIGH RANGE POP/AC
OUTSIDE SPHERE OF INFLUENCE										
OPEN SPACE	9,266	0.03	0.10	232	927	2.42	561	2,242	0.06	0.24
RURAL	1,750	0.10	0.50	175	875	2.42	424	2,118	0.24	1.21
OJAI AREA PLAN										
OS 80	5,218	0.01	0.01	65	65	2.42	158	158	0.03	0.03
OS 40	3,121	0.03	0.03	78	78	2.42	189	189	0.06	0.06
OS 20	2,794	0.05	0.05	140	140	2.42	338	338	0.12	0.12
OS 10	195	0.10	0.10	20	20	2.42	47	47	0.24	0.24
RI	566	0.03	0.05	14	28	2.42	34	68	0.06	0.12
RR 5	1,267	0.20	0.20	253	253	2.42	613	613	0.48	0.48
RR 2	1,061	0.50	0.50	531	531	2.42	1,284	1,284	1.21	1.21
UR 1-2	929	1.00	2.00	929	1,858	2.42	2,248	4,496	2.42	4.84
UR 2-4	391	2.00	4.00	782	1,564	2.42	1,892	3,785	4.84	9.68
UR 4-6	380	4.00	6.00	1,520	2,280	2.42	3,678	5,518	9.68	14.52
UR 6-10	14	6.00	10.00	84	140	2.42	203	339	14.52	24.20
UR 10-20	57	10.00	20.00	570	1,140	2.42	1,379	2,759	24.20	48.40
TOTAL	28,342			8,128	14,013		19,669	33,912		
OJAI NONGROWTH AREA										
OPEN SPACE	34,455	0.03	0.10	861	3,446	2.49	2,145	8,579	0.06	0.25
RURAL	1,454	0.10	0.50	145	727	2.49	362	1,810	0.25	1.25
OJAI AREA PLAN										
OS 80	16,791	0.01	0.01	210	210	2.49	523	523	0.03	0.03
OS 40	9,160	0.03	0.03	229	229	2.49	570	570	0.06	0.06
OS 20	3,689	0.05	0.05	184	184	2.49	459	459	0.12	0.12
OS 10	209	0.10	0.10	21	21	2.49	52	52	0.25	0.25
RI	546	0.03	0.05	14	27	2.49	34	68	0.06	0.12
RR 5	587	0.20	0.20	117	117	2.49	292	292	0.50	0.50
RR 2	484	0.50	0.50	242	242	2.49	603	603	1.25	1.25
UR 1-2	271	1.00	2.00	271	542	2.49	675	1,350	2.49	4.98
UR 2-4	3	2.00	4.00	6	12	2.49	15	30	4.98	9.96
UR 4-6	2	4.00	6.00	8	12	2.49	20	30	9.96	14.94
UR 10-20	8	10.00	20.00	80	160	2.49	199	398	24.90	49.80
TOTAL	67,659			2,389	5,929		5,949	14,764		
OXNARD GROWTH AREA										
INSIDE SPHERE OF INFLUENCE										
RURAL	1,194	1.00	4.00	1,194	4,776	2.76	3,295	13,182	2.76	11.04
VERY LOW DENSITY	5	1.00	2.00	5	10	2.76	14	28	2.76	5.52
LOW DENSITY	6,449	1.00	7.00	6,449	45,143	2.76	17,799	124,595	2.76	19.32

Figure 3.2.5 (cont.)
RESIDENTIAL HOLDING CAPACITY

LAND USE DESIGNATION	GEN. PLAN ACRES	LOW RANGE DU/AC	HIGH RANGE DU/AC	LOW RANGE DU'S	HIGH RANGE DU'S	YEAR 2000 POP/DU	LOW RANGE POP	HIGH RANGE POP	LOW RANGE POP/AC	HIGH RANGE POP/AC
LOW MEDIUM DENSITY	1,230	7.00	12.00	8,610	14,760	2.76	23,764	40,738	19.32	33.12
MEDIUM DENSITY	275	12.00	18.00	3,300	4,950	2.76	9,108	13,662	33.12	46.68
HIGH DENSITY	284	18.00	30.00	5,112	8,520	2.76	14,109	23,515	49.68	82.80
MOBILE HOME 1	287	1.00	7.00	287	2,009	2.76	792	5,545	2.76	19.32
MOBILE HOME 2	53	7.00	12.00	371	636	2.76	1,024	1,755	19.32	33.12
EL RIO/DEL NORTE AREA PLAN										
RR 5	10	0.10	0.20	1	2	2.76	3	6	0.28	0.55
UR 1-2	215	1.00	2.00	215	430	2.76	593	1,187	2.76	5.52
UR 2-4	220	2.00	4.00	440	880	2.76	1,214	2,429	5.52	11.04
UR 4-6	121	4.00	6.00	484	726	2.76	1,336	2,004	11.04	16.56
UR 6-10	0	6.00	10.00	0	0	2.76	0	0	0.00	0.00
UR 10-15	2	10.00	15.00	20	30	2.76	55	83	27.60	41.40
CENTRAL COAST AREA PLAN										
HIGH DENSITY	97	36.00	36.00	3,492	3,492	2.76	9,638	9,638	99.36	99.36
OUTSIDE SPHERE OF INFLUENCE										
AGRICULTURAL	3,700	0.01	0.03	23	93	2.76	64	255	0.02	0.07
OPEN SPACE	455	0.03	0.10	11	46	2.76	31	126	0.07	0.28
TOTAL	14,597			30,014	86,503		82,840	238,746		
OXNARD NONGROWTH AREA										
AGRICULTURAL	12,877	0.01	0.03	80	322	3.38	272	1,088	0.02	0.08
OPEN SPACE	1,768	0.03	0.10	44	177	3.38	149	598	0.08	0.34
STATE OR FEDERAL FACILITY	4,511	-----	-----	570	570	3.38	1,927	1,927	0.43	0.43
TOTAL	19,156			695	1,069		2,348	3,612		
PIRU GROWTH AREA										
AGRICULTURAL	1,402	0.01	0.03	9	35	3.18	28	111	0.02	0.08
OPEN SPACE	2,063	0.03	0.10	52	206	3.18	164	656	0.08	0.32
PIRU AREA PLAN										
R-4	67	2.00	4.00	134	268	3.18	426	852	6.36	12.72
R-6	11	4.00	6.00	44	66	3.18	140	210	12.72	19.08
R-15	10	10.00	15.00	100	150	3.18	318	477	31.80	47.70
TOTAL	3,553			338	725		1,076	2,307		
PIRU NONGROWTH AREA										
AGRICULTURAL	67	0.01	0.03	0	2	2.80	1	5	0.02	0.07
OPEN SPACE	30,600	0.03	0.10	765	3,060	2.80	2,142	8,568	0.07	0.28
TOTAL	30,667			765	3,062		2,143	8,573		

**Figure 3.2.5 (cont.)
RESIDENTIAL HOLDING CAPACITY**

LAND USE DESIGNATION	GEN. PLAN ACRES	LOW RANGE DU/AC	HIGH RANGE DU/AC	LOW RANGE DU'S	HIGH RANGE DU'S	YEAR 2000 POP/DU	LOW RANGE POP	HIGH RANGE POP	LOW RANGE POP/AC	HIGH RANGE POP/AC
PORT HUENEME GROWTH AREA										
LOW	447	3.50	7.00	1,565	3,129	2.49	3,896	7,791	8.72	17.43
MEDIUM	276	8.00	15.00	2,208	4,140	2.49	5,498	10,309	19.92	37.35
HIGH	98	16.00	25.00	1,568	2,450	2.49	3,904	6,101	39.84	62.25
CBC BASE	370	3.50	3.50	1,295	1,295	2.49	3,225	3,225	8.72	8.72
TOTAL	1,191			6,636	11,014		16,522	27,425		
SANTA PAULA GROWTH AREA										
INSIDE SPHERE OF INFLUENCE										
SINGLE FAMILY	399	3.50	7.00	1,397	2,793	2.65	3,701	7,401	9.28	18.55
MEDIUM	103	7.10	15.00	731	1,545	2.65	1,938	4,094	18.82	39.75
MEDIUM HIGH	302	12.00	21.00	3,624	6,342	2.65	9,604	16,806	31.80	55.65
HIGH	25	15.00	29.00	375	725	2.65	994	1,921	39.75	76.85
HILLSIDE	251	0.50	4.00	126	1,004	2.65	333	2,661	1.33	10.60
EAST SANTA PAULA EXISTING COMM'TY	8	-----	-----	55	55	2.65	144	144	18.00	18.00
NORTH SANTA PAULA EXISTING COMM'TY	42	-----	-----	55	55	2.65	145	145	3.45	3.45
WEST SANTA PAULA EXISTING COMM'TY	6	7.26	7.26	43	43	2.65	113	113	18.93	18.93
OUTSIDE SPHERE OF INFLUENCE										
AGRICULTURAL	1,500	0.01	0.03	9	38	2.65	25	99	0.02	0.07
OPEN SPACE	10,329	0.025	0.10	258	1,033	2.65	684	2,737	0.07	0.27
OJAI AREA PLAN										
OS 40	180	0.03	0.03	5	5	2.65	12	12	0.07	0.07
OS 20	266	0.05	0.05	14	14	2.65	38	38	0.13	0.13
TOTAL	12,965			6,673	13,632		17,680	36,122		
SANTA PAULA NONGROWTH AREA										
AGRICULTURAL	6,617	0.01	0.03	41	165	3.04	126	503	0.02	0.08
OPEN SPACE	24,356	0.025	0.10	609	2,436	3.04	1,851	7,404	0.08	0.30
RURAL	99	0.1	0.50	10	50	3.04	30	150	0.30	1.52
OJAI AREA PLAN										
OS 40	446	0.03	0.03	11	11	3.04	34	34	0.08	0.08
OS 20	22	0.05	0.05	1	1	3.04	3	3	0.15	0.15
TOTAL	31,540			672	2,663		2,044	8,095		
SIMI VALLEY GROWTH AREA										
INSIDE SPHERE OF INFLUENCE										
OPEN SPACE	31,649	0.03	0.03	791	791	3.03	2,397	2,397	0.08	0.08
RESIDENTIAL ESTATE	1,076	1.00	1.00	1,076	1,076	3.03	3,260	3,260	3.03	3.03
VERY LOW	1,522	2.00	2.00	3,044	3,044	3.03	9,223	9,223	6.06	6.06
LOW	1,730	2.60	2.60	4,498	4,498	3.03	13,629	13,629	7.88	7.88
MEDIUM	6,275	3.70	3.70	23,218	23,218	3.03	70,349	70,349	11.21	11.21

**Figure 3.2.5 (cont.)
RESIDENTIAL HOLDING CAPACITY**

LAND USE DESIGNATION	GEN. PLAN ACRES	LOW RANGE DU/AC	HIGH RANGE DU/AC	LOW RANGE DU'S	HIGH RANGE DU'S	YEAR 2000 POP/DU	LOW RANGE POP	HIGH RANGE POP	LOW RANGE POP/AC	HIGH RANGE POP/AC
MODERATE	1,451	7.00	7.00	10,157	10,157	3.03	30,776	30,776	21.21	21.21
HIGH	295	15.00	15.00	4,425	4,425	3.03	13,408	13,408	45.45	45.45
VERY HIGH	175	25.00	25.00	4,375	4,375	3.03	13,256	13,256	75.75	75.75
MOBILE HOME	162	8.00	8.00	1,296	1,296	3.03	3,927	3,927	24.24	24.24
NORTH SIMI VALLEY EXISTING COMM'Y	121	-----	-----	372	372	3.03	1,126	1,126	9.31	9.31
SANTA SUSANA EXISTING COMMUNITY	221	-----	-----	802	802	3.03	2,438	2,438	11.03	11.03
WEST SIMI VALLEY EXISTING COMM'Y	141	-----	-----	306	306	3.03	925	925	6.56	6.56
OUTSIDE SPHERE OF INFLUENCE										
OPEN SPACE	2,510	0.03	0.10	63	251	3.03	190	761	0.08	0.30
RURAL	769	0.10	0.50	77	385	3.03	233	1,165	0.30	1.52
TOTAL	48,097			54,499	54,995		165,138	166,640		
SIMI VALLEY NONGROWTH AREA										
OPEN SPACE	16,363	0.03	0.10	409	1,636	2.31	945	3,780	0.06	0.23
BOX CANYON EXISTING COMMUNITY	68	-----	-----	134	134	2.31	310	310	4.59	4.59
TAPO CANYON EXISTING COMMUNITY	7	1.00	1.00	6	6	2.31	13	13	1.88	1.88
TOTAL	16,438			549	1,776		1,268	4,103		
THOUSAND OAKS GROWTH AREA										
INSIDE SPHERE OF INFLUENCE										
VERY LOW	5,505	0.75	2.00	4,129	11,010	2.64	10,900	29,066	1.96	5.28
LOW	7,919	2.00	4.50	15,838	35,636	2.64	41,812	94,078	5.28	11.88
MEDIUM	2,006	4.50	15.00	9,027	30,090	2.64	23,831	79,438	11.88	39.60
HIGH	483	15.00	30.00	7,245	14,490	2.64	19,127	38,254	39.60	79.20
THOUSAND OAKS AREA PLAN										
OS-40	1,040	0.01	0.03	13	26	2.64	34	69	0.03	0.07
OS-20	834	0.03	0.05	21	42	2.64	55	110	0.07	0.13
RR-2	189	0.50	0.50	95	95	2.64	249	249	1.32	1.32
UR-1	160	1.00	1.00	160	160	2.64	422	422	2.64	2.64
UR-2	308	1.00	2.00	308	616	2.64	813	1,626	2.64	5.28
UR-4	221	2.00	4.00	442	884	2.64	1,167	2,334	5.28	10.56
UR-8	272	6.00	8.00	1,632	2,176	2.64	4,308	5,745	15.84	21.12
UR-16	1	12.00	16.00	12	16	2.64	32	42	31.68	42.24
OUTSIDE SPHERE OF INFLUENCE										
OPEN SPACE	2,996	0.01	0.03	19	75	2.64	49	196	0.02	0.07
L. SHERWOOD/HIDDEN VLY. AREA PLAN										
OS 80	2,154	0.01	0.01	27	27	2.64	71	71	0.03	0.03
OS 40	188	0.03	0.03	5	5	2.64	12	12	0.07	0.07
OS 20	4,783	0.05	0.05	239	239	2.64	631	631	0.13	0.13
OS 10	12	0.10	0.10	1	1	2.64	3	3	0.25	0.25

**Figure 3.2.5 (cont.)
RESIDENTIAL HOLDING CAPACITY**

LAND USE DESIGNATION	GEN. PLAN ACRES	LOW RANGE DU/AC	HIGH RANGE DU/AC	LOW RANGE DU'S	HIGH RANGE DU'S	YEAR 2000 POP/DU	LOW RANGE POP	HIGH RANGE POP	LOW RANGE POP/AC	HIGH RANGE POP/AC
RR 5	303	0.20	0.20	61	61	2.64	160	160	0.53	0.53
RR 2	22	0.50	0.50	11	11	2.64	29	29	1.32	1.32
UR 1	144	1.00	1.00	144	144	2.64	380	380	2.64	2.64
UR 1-2	384	1.00	2.00	384	768	2.64	1,014	2,028	2.64	5.28
UR 2-4	97	2.00	4.00	194	388	2.64	512	1,024	5.28	10.56
TOTAL	30,021			40,005	96,958		105,614	255,970		
THOUSAND OAKS NONGROWTH AREA										
OPEN SPACE	30,182	0.03	0.10	755	3,018	1.82	1,373	5,493	0.05	0.18
RURAL	342	0.10	0.50	34	171	1.82	62	311	0.18	0.91
SOUTH COAST AREA PLAN										
RURAL	4	1.00	1.00	4	4	1.82	7	7	1.82	1.82
LOW	7	1.10	2.00	8	14	1.82	14	25	2.00	3.64
MEDIUM	8	2.10	6.00	17	48	1.82	31	87	3.82	10.92
HIGH	13	6.10	36.00	79	468	1.82	144	852	11.10	65.52
L. SHERWOOD/HIDDEN VLY. AREA PLAN										
OS 80	760	0.01	0.01	10	10	1.82	17	17	0.02	0.02
OS 40	407	0.01	0.03	5	10	1.82	9	19	0.02	0.05
OS 20	3,197	0.03	0.05	80	160	1.82	145	291	0.05	0.09
RR 5	11	0.10	0.20	1	2	1.82	2	4	0.18	0.36
RR 2	9	0.20	0.50	2	5	1.82	3	8	0.36	0.91
UR 1	111	1.00	1.00	111	111	1.82	202	202	1.82	1.82
UR 1-2	116	1.00	2.00	116	232	1.82	211	422	1.82	3.64
UR 2-4	19	2.00	4.00	38	76	1.82	69	138	3.64	7.28
TOTAL	35,186			1,259	4,328		2,291	7,878		
VENTURA GROWTH AREA										
INSIDE SPHERE OF INFLUENCE										
SINGLE-FAMILY	364	1.00	7.00	364	2,548	2.34	852	5,962	2.34	16.38
MULTI-FAMILY	15	28.00	28.00	420	420	2.34	983	983	65.52	65.52
EXISTING URBAN	4,168	-----	-----	36,078	36,078	2.34	84,423	84,423	20.25	20.25
PR-8	567	6.00	12.00	3,402	6,804	2.34	7,961	15,921	14.04	28.08
PR-15	71	6.00	24.00	426	1,704	2.34	997	3,987	14.04	56.16
PR-20	120	6.00	36.00	720	4,320	2.34	1,685	10,109	14.04	84.24
HPR-4	7,200	0.10	4.00	720	28,800	2.34	1,685	67,392	0.23	9.36
HPR-6	67	0.10	6.00	7	402	2.34	16	941	0.23	14.04
HPR-8	359	0.10	12.00	36	4,308	2.34	84	10,081	0.23	28.08
HPR-15	45	0.10	24.00	5	1,080	2.34	11	2,527	0.23	56.16
HPR-20	114	0.10	36.00	11	4,104	2.34	27	9,603	0.23	84.24
TR-15	70	15.00	15.00	1,050	1,050	2.34	2,457	2,457	35.10	35.10

Figure 3.2.5 (end)
RESIDENTIAL HOLDING CAPACITY

LAND USE DESIGNATION	GEN. PLAN ACRES	LOW RANGE DU/AC	HIGH RANGE DU/AC	LOW RANGE DU'S	HIGH RANGE DU'S	YEAR 2000 POP/DU	LOW RANGE POP	HIGH RANGE POP	LOW RANGE POP/AC	HIGH RANGE POP/AC
TR-20	117	20.00	20.00	2,340	2,340	2.34	5,476	5,476	46.80	46.80
MONTALVO EXISTING COMMUNITY	46	-----	-----	416	416	2.34	974	974	21.17	21.17
NORTH VENTURA AVE. AREA PLAN										
RESIDENTIAL SINGLE FAMILY	107	7.00	7.00	749	749	2.34	1,753	1,753	16.38	16.38
RESIDENTIAL MULTI-FAMILY	16	13.00	13.00	208	208	2.34	487	487	30.42	30.42
SATICOY AREA PLAN										
RESIDENTIAL/TWO FAMILY	34	12.00	12.00	408	408	2.34	955	955	28.08	28.08
OUTSIDE SPHERE OF INFLUENCE										
AGRICULTURAL	1,810	0.01	0.03	11	45	2.34	26	106	0.01	0.06
OPEN SPACE	5,482	0.03	0.10	137	548	2.34	321	1,283	0.06	0.23
TOTAL	20,772			47,508	96,332		111,169	225,418		
VENTURA NONGROWTH AREA										
AGRICULTURAL	2,392	0.01	0.03	15	60	1.68	25	100	0.01	0.04
OPEN SPACE	44,433	0.03	0.10	1,111	4,443	1.68	1,866	7,465	0.04	0.17
RURAL	584	0.10	0.50	58	292	1.68	96	491	0.17	0.84
COASTAL AREA PLAN										
RURAL	62	1.00	1.00	62	62	1.68	104	104	1.68	1.68
MEDIUM	8	6.00	6.00	48	48	1.68	81	81	10.08	10.08
HIGH	74	36.00	36.00	2,664	2,664	1.68	4,476	4,476	60.48	60.48
OJAI AREA PLAN										
OS 80	3,952	0.01	0.01	49	49	1.68	83	83	0.02	0.02
OS 40	1,196	0.03	0.03	30	30	1.68	50	50	0.04	0.04
OS 20	1,110	0.05	0.05	56	56	1.68	93	93	0.08	0.08
UR 2-4	3	2.00	4.00	6	12	1.68	10	20	3.36	6.72
TOTAL	53,814			4,099	7,716		6,886	12,963		
COUNTYWIDE TOTAL	1,212,538			262,987	483,572		700,352	1,268,463		

FIGURE 3.2.6

EMPLOYMENT HOLDING CAPACITY

DESIGNATION	GENERAL PLAN ACRES	BUILDING INTENSITY (%)	FLOOR AREA	EMP/ KSF	TOTAL EMP	EMP/ ACRE
CAMARILLO GA						
COMMERCIAL						
OFFICE	129	35.0	1,967	4.0	7,867	60.98
GENERAL	258	15.0	1,686	2.0	3,372	13.07
INDUSTRIAL						
GENERAL	776	20.0	6,761	2.0	13,521	17.42
IND/COM	11	20.0	96	2.0	192	17.42
R&D	50	20.0	436	2.0	871	17.42
PUBLIC						
SCHOOLS	185	10.0	806	1.0	806	4.36
TRANSIT CTRS	11	10.0	48	1.0	48	4.36
AIRPORT	640	1.0	279	1.0	279	0.44
CIVIC CENTER	4	20.0	35	4.0	139	34.85
HOSPITAL	9	40.0	157	3.0	470	52.27
SEMINARY	80	5.0	174	1.0	174	2.18
	<u>2,153</u>		<u>12,443</u>		<u>27,739</u>	
CAMARILLO NGA						
AGRICULTURAL	12,800	0.0	0	0.0	640	0.05
COMMERCIAL						
C-0	4	35.0	63	4.0	250	60.98
C-1	2	15.0	14	2.0	29	13.07
INDUSTRIAL	22	20.0	192	2.0	383	17.42
M-2	36	20.0	311	2.0	622	17.42
PUBLIC						
SCHOOLS	8	10.0	35	1.0	35	4.36
CAM ST HOSP	936	1.0	408	3.0	1,223	1.31
PUBLIC SVCS	3	10.0	13	3.0	39	13.07
	<u>13,811</u>		<u>1,035</u>		<u>3,221</u>	
FILLMORE GA						
AGRICULTURAL	400	0.0	0	0.0	20	0.05
COMMERCIAL						
ADMIN/PROF	14	35.0	213	4.0	854	60.98
HIGHWAY	30	15.0	196	2.0	392	13.07
CENTRAL BUS	42	25.0	457	2.0	915	21.78
INDUSTRIAL						
COM MFG	6	20.0	52	2.0	105	17.42
LIGHT IND	128	20.0	1,124	2.0	2,248	17.42
GENERAL IND	162	20.0	1,411	2.0	2,823	17.42
PUBLIC						
SCHOOLS	44	10.0	192	1.0	192	4.36
CIVIC CTR	5	20.0	44	4.0	174	34.85
	<u>832</u>		<u>3,690</u>		<u>7,721</u>	
FILLMORE NGA						
AGRICULTURAL	12,400	0.0	0	0.0	620	0.05
LAS POSAS NGA						
AGRICULTURAL	17,500	0.0	0	0.0	875	0.05
C-P-D	8	15.0	54	2.0	107	13.07
	<u>17,508</u>		<u>54</u>		<u>982</u>	

GA = Growth Area
 NGA = Nongrowth Area

Ventura County General Plan
 Land Use Appendix

FIGURE 3.2.6 (Cont'd)

EMPLOYMENT HOLDING CAPACITY

DESIGNATION	GENERAL PLAN ACRES	BUILDING INTENSITY (%)	FLOOR AREA	EMP/ KSF	TOTAL EMP	EMP/ ACRE
MOORPARK GA						
AGRICULTURAL	4,322	0.0	0	0.0	216	0.05
COMMERCIAL	13	15.0	85	2.0	170	13.07
NEIGHBORHOOD	181	15.0	1,183	2.0	2,365	13.07
GENERAL	10	20.0	87	2.0	174	17.42
COM/INDUS						
INDUSTRIAL	170	20.0	1,481	2.0	2,962	17.42
LIGHT IND	254	20.0	2,213	2.0	4,426	17.42
MEDIUM IND						
PUBLIC	37	10.0	161	1.0	161	4.36
SCHOOLS	103	5.0	224	1.0	224	2.18
MPK COLLEGE	4	10.0	17	3.0	52	13.07
PUBLIC SVCS	<u>5,094</u>		<u>5,452</u>		<u>10,751</u>	
MOORPARK NGA						
AGRICULTURAL	735	0.0	0	0.0	37	0.05
OAK PARK GA						
COMMERCIAL	23	15.0	150	2.0	301	13.07
PUBLIC	150	10.0	653	1.0	653	4.36
SCHOOLS	6	10.0	26	3.0	78	13.07
PUBLIC SVCS	<u>179</u>		<u>830</u>		<u>1,032</u>	
OAK PARK NGA						
COMMERCIAL	3	15.0	22	2.0	43	13.07
C-P-D						
OJAI GA						
COMMERCIAL	96	15.0	627	2.0	1,254	13.07
INDUSTRIAL	13	20.0	113	2.0	226	17.42
PUBLIC	218	10.0	900	1.0	900	4.36
SCHOOLS	20	20.0	96	3.0	288	26.14
HONOR FARM	127	1.0	56	2.0	112	0.87
CITY HALL	1	40.0	17	3.0	51	52.27
HOSPITAL	2	10.0	9	3.0	27	13.07
RI	906	5.0	2,106	1.0	2,106	2.18
	<u>1,383</u>		<u>3,924</u>		<u>4,964</u>	
OJAI NGA						
COMMERCIAL	1	15.0	7	2.0	14	13.07
INDUSTRIAL	12	20.0	104	2.0	208	17.42
PUBLIC	451	1.0	193	1.0	193	0.44
SCHOOLS	<u>464</u>		<u>304</u>		<u>415</u>	

GA = Growth Area
 NGA = Nongrowth Area

Ventura County General Plan
 Land Use Appendix

A. 7/18/95

FIGURE 3.2.6 (Cont'd)

EMPLOYMENT HOLDING CAPACITY

DESIGNATION	GENERAL PLAN ACRES	BUILDING INTENSITY (%)	FLOOR AREA	EMP/ KSF	TOTAL EMP	EMP/ ACRE
OXNARD GA						
AGRICULTURAL	6,900	0.0	0	0.0	345	0.05
COMMERCIAL						
TRUCK SALES	101	5.0	220	2.0	440	4.36
HWY RELATED	21	10.0	91	2.0	183	8.71
REG SHOP CTR	131	20.0	1,141	2.0	2,283	17.42
DIST SHOP CTR	27	15.0	176	2.0	353	13.07
CMTY SHOP CTR	18	15.0	118	2.0	235	13.07
CIVIC CENTER	163	20.0	1,420	4.0	5,680	34.85
SPECLTY SHOP	19	20.0	166	2.0	331	17.42
GENERAL	25	15.0	163	2.0	327	13.07
AUTO SALES	103	10.0	449	2.0	897	8.71
OFFICE/MOTEL	76	35.0	1,159	2.0	2,317	30.49
OFFICE	6	35.0	91	4.0	366	60.98
COM RECREAT	28	1.0	12	0.5	6	0.22
HARBOR RELATD	3	15.0	20	2.0	39	13.07
CBD	44	20.0	383	2.0	767	17.42
C-C	5	50.0	115	1.0	115	21.78
INDUSTRIAL						
LIMITED	1,030	6.5	8,973	2.0	17,947	17.42
LIGHT	1,606	1.0	13,991	2.0	27,983	17.42
HEAVY	368	20.0	1,042	2.0	2,084	5.66
PUB UTILITY	479	20.0	209	2.0	417	0.87
PUBLIC						
SCHOOLS	450	10.0	1,960	1.0	1,960	4.36
OX COLLEGE	102	5.0	222	1.0	222	2.18
AIRPORT	258	1.0	112	4.0	450	1.74
HOSPITALS	19	40.0	331	3.0	993	52.27
PUBLIC SVC	16	10.0	70	3.0	209	13.07
CITY HALL	6	20.0	52	3.0	157	26.14
TRANSP CTR	10	10.0	44	1.0	44	4.36
COMMUN CTR	23	10.0	100	1.0	100	4.36
EL RIO AREA PLAN						
COMMERCIAL	29	60.0	189	2.0	377	13.0
INDUSTRIAL	175	50.0	1,522	2.0	3,045	17.4
INSTITUTIONAL	152	60.0	1,976	1.0	1,976	13.0
[TOTAL]	12,393		36,517		72,648	
OXNARD NGA						
AGRICULTURAL	12,570	0.0	0	0.0	629	0.05
POINT MUGU	4,163	3.0	5,440	2.0	10,880	2.61
	16,733		5,440		11,509	
PIRU GA						
AGRICULTURAL	1,300	0.0	0	0.0	65	0.05
COMMERCIAL	8	15.0	52	2.0	105	13.07
INDUSTRIAL	39	20.0	340	2.0	680	17.42
PUBLIC	21	10.0	91	1.0	91	4.36
	1,368		484		941	
PIRU NGA						
AGRICULTURAL	3,975	0.0	0	0.0	199	0.05

GA = Growth Area
 NGA = Nongrowth Area

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FIGURE 3.2.6 (Cont'd)

EMPLOYMENT HOLDING CAPACITY

DESIGNATION	GENERAL PLAN ACRES	BUILDING INTENSITY (%)	FLOOR AREA	EMP/ KSF	TOTAL EMP	EMP/ ACRE
PORT HUENEME GA						
CBC BASE						
COMMERCIAL	176	15.0	1,150	2.0	2,300	13.07
INDUSTRIAL	97	20.0	845	2.0	1,690	17.42
PUBLIC	772	10.0	3,363	3.0	10,088	13.07
CITY						
COMMERCIAL						
NEIGH/GEN	11	15.0	72	2.0	144	13.07
VISIT SERV	37	15.0	242	2.0	484	13.07
INDUSTRIAL						
COAST DEP	34	20.0	296	2.0	592	17.42
COAST REL	65	20.0	566	2.0	1,133	17.42
PUBLIC						
SCHOOLS	32	10.0	139	1.0	139	4.36
PUBLIC SVCS	7	10.0	30	3.0	91	13.07
	<u>1,231</u>		<u>6,704</u>		<u>16,662</u>	
SANTA PAULA GA						
AGRICULTURAL	2,575	0.0	0	0.0	129	0.05
COMMERCIAL						
OFFICE	11	35.0	168	4.0	671	60.98
GENERAL	158	15.0	1,032	2.0	2,065	13.07
NEIGHBORHOOD	3	15.0	20	2.0	39	13.07
C-P-D	3	15.0	21	2.0	42	13.07
INDUSTRIAL						
LIGHT	162	20.0	1,411	2.0	2,823	17.42
HEAVY	78	6.5	221	2.0	442	5.66
IND PARK	159	20.0	1,385	2.0	2,770	17.42
SEWAGE DISP	6	6.5	17	2.0	34	5.66
M-2	37	20.0	320	2.0	639	17.42
PUBLIC						
SCHOOLS	52	10.0	227	1.0	227	4.36
CITY HALL	1	20.0	9	3.0	26	26.14
PUBLIC SVCS	1	10.0	4	3.0	13	13.07
AIRPORT	38	1.0	17	0.5	8	0.22
HOSPITAL	8	40.0	139	3.0	418	52.27
	<u>3,292</u>		<u>4,991</u>		<u>10,346</u>	
SANTA PAULA NGA						
AGRICULTURAL	8,500	0.0	0	0.0	425	0.05
INDUSTRIAL						
LIGHT MFG	42	20.0	366	2.0	732	17.42
HEAVY IND	84	6.5	238	2.0	476	5.66
M-3	91	6.5	258	2.0	516	5.66
T AQUINAS COLL	19	1.0	8	4.0	33	1.74
	<u>8,736</u>		<u>870</u>		<u>2,181</u>	

GA = Growth Area
 NGA = Nongrowth Area

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FIGURE 3.2.6 (Cont'd)

EMPLOYMENT HOLDING CAPACITY

DESIGNATION	GENERAL PLAN ACRES	BUILDING INTENSITY (%)	FLOOR AREA	EMP/ KSF	TOTAL EMP	EMP/ ACRE
SIMI VALLEY GA						
COMMERCIAL						
RECREAT COM	137	1.0	60	0.5	30	0.22
OFFICE	138	35.0	2,104	4.0	8,416	60.98
GENERAL	369	15.0	2,411	2.0	4,822	13.07
DISTRICT	284	15.0	1,856	2.0	3,711	13.07
REG CENTER	71	20.0	619	2.0	1,237	17.42
C-P-D	9	15.0	58	2.0	116	13.07
INDUSTRIAL						
LIGHT	1,117	40.0	19,463	2.0	38,925	34.85
BUSINESS PARK	261	40.0	4,548	4.0	18,191	69.70
INDUS RESERVE	702	40.0	12,232	2.0	24,463	34.85
PUBLIC						
CIVIC CENTER	44	20.0	383	3.0	1,150	26.14
PUBLIC SCVS	69	10.0	301	2.0	601	8.71
HOSPITAL	14	40.0	244	3.0	732	52.27
SCHOOLS	569	10.0	2,479	1.0	2,479	4.36
BRANDEIS INST	2,567	0.1	112	1.0	112	0.04
AIRPORT	130	1.0	57	0.5	28	0.22
RR DEPOT	2	10.0	9	1.0	9	4.36
LAW ENF OFFC	2	40.0	35	6.0	209	104.54
	<u>6,485</u>		<u>46,967</u>		<u>105,231</u>	
SIMI VALLEY NGA						
ROCKETDYNE	1,571	1.0	684	2.0	1,369	0.87
THOUSAND OAKS GA						
COMMERCIAL						
GENERAL	1,004	15.0	6,560	2.0	13,120	13.07
COM/INDUST	11	10.0	48	4.0	192	17.42
INDUSTRIAL						
CITY	875	20.0	7,623	2.0	15,246	17.42
M-1	496	20.0	4,325	2.0	8,649	17.42
PUBLIC						
SCHOOLS	393	10.0	1,712	1.0	1,712	4.36
CAL LUTH COLL	157	5.0	342	1.0	342	2.18
NEWB PK ACAD	65	5.0	142	1.0	142	2.18
INSTITUTIONAL	55	1.0	24	3.0	72	1.31
CIVIC CENTER	13	20.0	113	3.0	340	26.14
	<u>3,069</u>		<u>20,888</u>		<u>39,814</u>	

GA = Growth Area
NGA = Nongrowth Area

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FIGURE 3.2.6 (Cont'd)

EMPLOYMENT HOLDING CAPACITY

DESIGNATION	GENERAL PLAN ACRES	BUILDING INTENSITY (%)	FLOOR AREA	EMP/ KSF	TOTAL EMP	EMP/ ACRE
VENTURA GA						
AGRICULTURAL	3,010	0.0	0	0.0	151	0.05
COMMERCIAL						
PROF OFFICE	62	35.0	945	4.0	3,781	60.98
GENERAL	373	15.0	2,437	2.0	4,874	13.07
NEIGHBORHOOD	103	15.0	673	2.0	1,346	13.07
PLANNED COM	230	15.0	1,503	2.0	3,006	13.07
PC-TOURIST	29	15.0	189	2.0	379	13.07
PMXD	304	15.0	1,986	2.0	3,973	13.07
HARBOR COM	114	15.0	745	2.0	1,490	13.07
COMMERCIAL*	16	15.0	105	2.0	209	13.07
C-P-D*	3	15.0	19	2.0	38	13.07
INDUSTRIAL						
GENERAL	1,317	20.0	11,474	2.0	22,947	17.42
PLANNED DEV	597	20.0	5,201	2.0	10,402	17.42
INDUSTRIAL*	153	20.0	1,333	2.0	2,666	17.42
INDUSTRIAL*	205	4.0	357	2.0	714	3.48
OIL FIELD*	173	1.0	75	2.0	151	0.87
M-3*	10	20.0	85	2.0	169	17.42
PUBLIC						
SCHOOLS	185	10.0	806	1.0	806	4.36
GOVT CENTER	73	20.0	636	3.0	1,908	26.14
PUBLIC SVCS	4	10.0	17	3.0	52	13.07
CITY HALL	8	20.0	70	3.0	209	26.14
HOSPITAL	14	40.0	244	3.0	732	52.27
VENTURA COLL	55	10.0	240	2.0	479	8.71
PUBLIC*	1	15.0	7	2.0	13	13.07
	<u>7,039</u>		<u>29,146</u>		<u>60,495</u>	
VENTURA NGA						
AGRICULTURAL	2,180	0.0	0	0.0	109	0.05
COMMERCIAL						
C-C*	1	50.0	13	1.0	13	21.78
INDUSTRIAL						
C-M*	351	1.5	229	2.0	459	1.31
PUBLIC SERVICE	3	10.0	13	3.0	39	13.07
	<u>2,535</u>		<u>255</u>		<u>620</u>	
NORTH HALF NGA						
COMMERCIAL	2	15.0	13	2.0	26	13.07
INDUSTRIAL	500	0.1	22	2.0	44	0.09
PUBLIC SVCS	80	1.0	35	3.0	105	1.31
	<u>582</u>		<u>70</u>		<u>174</u>	
COUNTYWIDE TOTAL	123,571		180,770		379,714	

GA = Growth Area
 NGA = Nongrowth Area

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3.3 POPULATION AND HOUSING

3.3.1 COUNTYWIDE POPULATION AND DWELLING UNIT FORECAST

The population and dwelling unit forecasts for Ventura County are shown in Figures 3.3.1 through 3.3.2. The forecasts were developed by City and County staffs and the Countywide Planning Program Advisory Committee. They were then reviewed by each City Council and adopted by the Board of Supervisors on May 7, 1985.

The forecasts are in five-year increments from 1980 to the year 2010, and are broken out into Growth and Nongrowth areas. The boundaries of the Growth/Nongrowth areas are shown in Figure 3.2.1. To facilitate comparison with forecasts prepared by the Southern California Association of Governments (SCAG), the forecasts have also been organized by Regional Statistical Area (RSA). RSA boundaries are shown in Figure 3.3.4.

3.3.1.1 Alternate Forecast Scenarios

During the forecast preparation process, the Countywide Planning Program Advisory Committee reviewed three forecast scenarios: a high-range forecast, a mid-range forecast, and a low-range forecast.

The high-range forecast would have given the County a population of 838,522 for the year 2000 (approximately 50,000 persons higher than the forecast which was ultimately adopted). The high-range forecast which was selected for consideration was prepared by the State Department of Finance in October 1983. It assumed an increase in the annual in-migration rate and was not adjusted for growth controls in effect in Camarillo, Ojai, and Thousand Oaks. (It should be noted that a more recent forecast has been published by the Department of Finance in December 1986 which projects a year 2000 population of 784,465, slightly lower than the County's adopted forecast.)

The mid-range forecast would have given the county a population of 811,305 for the year 2000. The mid-range forecast was the County's previously-adopted official forecast.

The low-range forecast would have given the county a year 2000 population of 685,332. This forecast was originally prepared in 1982 as a control measure alternative under the 1982 Air Quality Management Plan. This forecast was prepared to determine the population control measures which would be needed to enable the County to attain the National Ambient Air Quality Standards in the Oxnard Plain and the Ojai Valley. Because it was determined that this forecast would not be feasible to implement, it was not adopted in 1982.

The implications of the three forecast scenarios are as follows:

(1) High-Range Forecast

o Advantages:

- More available housing would stabilize housing costs, reduce crowding in each unit.
- More older housing units would be available for low-income families and first-time buyers as current owners move to newer units.

- Greater availability of housing would encourage commercial and industrial development and would assure better balance between jobs and housing.
- There would be less likelihood of the passage of State legislation which would override local controls to mandate new housing construction.
- o Disadvantages:
 - Attainment of the National Ambient Air Quality Standards would not be reached using current air pollution control technology.
 - Current progress which is being made to improve air quality or to attain federal standards would be impeded.
 - The available emission allocations for new commercial and industrial projects would be more restricted.
 - A larger population would increase the need to upgrade the infrastructure (roads, sewer treatment facilities, sanitary landfill capacity, schools).
 - Lifestyle in the County would be changed from rural-suburban mix to predominantly suburban.
 - Energy and water consumption would increase.
 - Higher rate of development would accelerate conversion of agricultural lands and hillside development.
 - Public service expenditures would increase (fire and police protection, schools, parks, health care, etc.).
 - Greater likelihood of County water shortages (or earlier occurrence) due to population growth.
 - Faster rate of development could result in development in greenbelts.

(2) Mid-Range Forecast

- o Advantages:
 - Forecast would be consistent with previously-adopted forecasts and trends.
 - Forecast would maintain existing balance between housing and jobs.
 - Although housing and land costs would be slightly higher than under the high-range forecast, they would be relatively stable.
 - Forecast would not require adoption of new growth control ordinances or policies.
 - Current plans to upgrade the infrastructure, which are based on current trends, would not have to be significantly amended.

o Disadvantages:

- Non-attainment of National Ambient Air Quality standards.
- Some agricultural land and hillsides would be converted to residential development.
- Increased possibility of adoption of state legislation to override local controls and mandate housing construction in County.
- Possibility of future water shortages would exist.

(3) Low-Range Forecast

o Advantages:

- Attainment of National Ambient Air Quality Standards would be more likely, although current studies indicate attainment would not occur if all growth was halted.
- Less need to upgrade infrastructure.
- Less need for public services.
- Less energy, water demands.
- Expected water shortages due to population growth would be less likely.
- Less impact on wastewater treatment facilities, sanitary landfills.
- More agricultural lands and hillsides would be preserved.
- Fewer and less significant cumulative environmental impacts would occur than under the current forecast.
- Higher dwelling unit costs would encourage upgrading and replacement of existing units.
- Existing low to moderate density lifestyle would continue.

o Disadvantages:

- Possible acute housing shortages.
- Higher housing prices.
- "Pricing-out" of low-income families may occur.
- Overcrowding in existing housing units.
- Lack of balance between jobs, housing.
- Possible move by state legislature to override local controls to mandate new housing programs.

- High land costs, lack of available housing could discourage commercial development.
- Low-range forecast would allow fewer housing units in Camarillo and Thousand Oaks than are allowed under their current growth control ordinances. Therefore, adoption of low-range forecast would require stricter growth control ordinances in jurisdictions which already have such ordinances. In addition, other communities would probably have to adopt similar ordinances to remain consistent with forecast.
- Low-range forecast deviates from current forecast and current trends. Therefore, it may not be realistic unless strict implementation measures are adopted. One of the Environmental Protection Agency criteria for air quality management plans is that the plan must contain control measures which are "reasonable." The low-range forecast was not adopted in 1982 because it was determined that the controls necessary to implement it would not be reasonably available.

The mid-range forecast was selected for several reasons:

- (1) It was the most realistic forecast in terms of available growth trend data;
- (2) Local growth control policies and programs which were already in place would not have to be amended;
- (3) The forecast would not result in acute housing shortages and a "pricing-out" of low-income families;
- (4) The forecast would be consistent with adopted city and County general plans; and
- (5) Public service and infrastructure expenditures would remain relatively stable.

3.3.1.2 Forecast Methodology

The forecast was developed over a ten-month period in a series of meetings with city staffs and the Countywide Planning Program Population Forecast Subcommittee. The forecast was largely developed by a "bottom-up" approach, in which each jurisdiction submitted its small-area forecast for consideration before a final Countywide forecast figure was selected (the alternative "top-down" approach would have involved the development of a Countywide forecast first, followed by a division of the forecast into the various subareas). The "bottom-up" approach had the advantage of basing the forecast as much as possible on local policies and local input.

The local forecasts were compared with building completion trend data, previous forecasts, and "holding capacity" figures (see Figures 3.3.5 and 3.3.6). The holding capacity figures represent the ultimate number of persons and dwelling units which could be accommodated in each Growth and Nongrowth Area based on adopted City and County general plans (see also Figure 3.2.5 above).

In the case of one city (the City of Fillmore), the City Council-preferred forecast was much higher than the city's holding capacity. However, the forecast which was ultimately adopted by the Board of

Supervisors for the Fillmore Growth Area was proportionate with the holding capacity. For all other growth areas, the city-preferred forecasts were proportionate with the holding capacity figures.

Although emphasis was placed on using the city-preferred population figures for the year 2000 (except for the City of Fillmore), the population figures for the years before and after that date, and all of the dwelling unit figures, were derived from these figures by a uniform methodology.

To obtain these figures for years before and after the year 2000, it was necessary to develop population per dwelling unit ratios for the County as a whole, then for each Growth and Nongrowth Area. As mentioned in Section 3.2.1 above, the Countywide ratio is based on household size projections prepared by the State Department of Finance in July 1984.

It should be noted that household size is not identical with the population per dwelling unit ratio: it does not include persons living in group quarters, such as military barracks or college dormitories, and it does not consider vacant dwelling units. Some adjustments were made to the DOF household size projections to obtain population per dwelling unit figures for use in the County forecast. These adjustments provided a Countywide population per dwelling unit ratio forecast.

To obtain a similar forecast for each Growth/Nongrowth Area, the actual 1980 ratios for each subarea were obtained, then trended to merge with the Countywide ratio in 100 years. The resultant ratios are presented in Figure 3.3.3.

The ratios for each subarea in the year 2000 were divided into each city's "preferred" population forecasts for their respective subareas to obtain year 2000 dwelling unit forecasts. A straight-line dwelling unit interpolation between 1985 and the year 2000 was then carried out. These straight-line forecasts were then extended to the year 2010. The adopted dwelling unit forecast (Figure 3.3.2) is a straight-line forecast.

The final step was to multiply the dwelling unit forecasts for each subarea by the corresponding population per dwelling unit ratios, in order to obtain the population forecasts for the years other than the year 2000. The adopted population forecast (Figure 3.3.1) was prepared in this manner; any further adjustments to the figures were carried out only after the straight-line dwelling unit forecasts were adjusted first.

3.3.2 ASSESSMENT OF HOUSING NEEDS

Pursuant to California planning law, jurisdictions are required to "make adequate provisions for the housing needs of all economic segments of the community". In order to provide housing opportunities for persons of all income levels, housing needs must be assessed. In assessing housing need, documentation of growth projections and a quantification of the locality's existing and projected housing needs for all income levels is required. In accordance with Government Code Section 65584, these existing and projected needs must include the locality's share of the regional housing need.

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The housing needs assessment presented in this section is for the 6.5 year planning period of January 1, 1988, to June 30, 1994. This 6.5 year analysis is undertaken to satisfy the requirements of Section 65583 of the State Government Code which requires a schedule of actions to implement the goals and objectives of local housing elements. In addition, the planning period (1988-1994) conforms to the statutory planning cycle of the Regional Housing Needs Plan (RHNP) as mandated by State law.

The methodology used in this section is based on the 1988 Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments (SCAG). The RHNA is a comprehensive document analyzing housing needs in each locality of the region. As mandated by State Housing law, this document identifies existing and future housing needs for each jurisdiction in the SCAG region.

3.3.2.1 Existing Housing Need

Existing need is defined in the 1988 RHNA as the number of lower income households paying over 30 percent of their gross household income toward rent or house payments. Lower income households are those which have incomes less than 80 percent of the County's median household income.

Utilizing State Department of Finance (DOF) and 1980 census data the SCAG determined that 3,058 lower income households overpaying for shelter existed in the unincorporated area of Ventura County. This number equals approximately 11 percent of the unincorporated area's total households (See Figure 3.3.7).

3.3.2.2 Projected Housing Need

Future need is defined in the 1988 RHNA as the units needed to accommodate the forecasted growth in the number of households by July 1, 1994. In addition, future need considers the number of units which must be added to achieve an ideal vacancy and compensate for anticipated demolitions. The RHNA identifies future housing need for the 1989-1994 planning period for each jurisdiction in the Southern California region.

The total five year housing need forecast is the sum of the five year growth (1989-1994) in households, the vacancy adjustment and the expected number of demolitions. Figure 3.3.8 presents the 1989-1994 future housing need for each jurisdiction in Ventura County. Future need in the unincorporated area of Ventura County is projected to be 2,878 dwelling units.

As mentioned above, three components were utilized by SCAG to determine future need; 1) household growth; 2) vacancy adjustments; and 3) demolition adjustments. These are described below and depicted on Figure 3.3.8:

Household Growth

Household growth is defined as the total estimated household growth for the five year planning period beginning July 1, 1989 to July 1, 1994. One of the elements in determining 1989-1994 housing need is the forecasted growth in households for each jurisdiction. To obtain household information for each jurisdiction, SCAG utilized annual household estimates from the State Department of Finance (DOF).

In addition, future household growth information was obtained from the Growth Management Plan (GMP) prepared by SCAG. The GMP forecasts future levels of population, housing units, households and job growth by jurisdiction. Utilizing the GMP, SCAG projected the number of 1994 households for each jurisdiction. The total estimated household growth for the planning period was determined by subtracting the total 1988 households (DOF data) from the forecasted 1994 households (GMP data) and multiplying the sum by 0.769, which is the 5 year planning period (7/89 to 7/94) divided by the 6.5 years (1/88 to 7/94) between the base year and the target year. Household growth for the unincorporated area of Ventura County from July 1, 1989 to July 1, 1994 is projected to be 2,576 (See Figure 3.3.8).

Vacancy Adjustment

A second component of future housing need is the number of units needed to achieve an ideal vacancy rate. The RHNA defines the ideal rate as the number of units needed to achieve a vacancy rate of two percent in single-family units and five percent in multi-family units. The ideal rate for a given jurisdiction is dependent on the proportion of single-family units to all housing units in each jurisdiction in 1988. The ideal vacancy rate for the unincorporated area of Ventura County was determined by the RHNA to be 2.54.

Existing vacancy need is defined as the number of additional or fewer units that would be needed in each jurisdiction to bring the vacancy rate to the ideal rate. Existing vacancy need is calculated by subtracting the product of 1987 vacancy rate times the total 1988 housing units from the product of ideal vacancy rate times the total 1988 housing units. The existing vacancy need for Ventura's unincorporated area is 149 units.

The RHNA also calculates future vacancy need. This is defined as the number of additional units needed to maintain ideal vacancy rates as jurisdictions grow. The additional vacancy need is determined by multiplying the household growth (7/89 to 7/94) by the ideal vacancy rate. The RHNA determined that the additional vacancy need for the unincorporated area of Ventura County is 65 units.

The total vacancy adjustment is defined as the total number of units needed to attain and maintain ideal vacancy rates. Total vacancy adjustment is the sum of existing need (149 units) and additional vacancy need (65 units). According to the RHNA the total vacancy adjustment figure for the unincorporated area of Ventura County is 214 units.

Demolition Adjustment

The third component of future housing needs is a projection of the number of units which will be lost from the housing inventory due to demolitions or fire. SCAG based the projections on the annual average of demolition in 1984, 1985, and 1986. The number of demolitions from 1984 through 1986 is multiplied by 1.66 to attain the demolition adjustment for each jurisdiction for the five year period (1989 to 1994). The demolition adjustment for the unincorporated area of Ventura County is 88 units (See Figure 3.3.8).

Avoidance of Impact: Once the future housing need is determined, it is distributed by four income categories: very low-income (less than 50% of median income), low-income (50% to 80% of median income), moderate-income (80% to 120% of median income), and high-income (more than 120% of median income). This distribution is further adjusted for avoidance of impact.

"Avoidance of impact" is defined in the 1988 RHNA as "the undue concentration of very low and low income households in a jurisdiction." The intent of the Avoidance of Impact adjustment is to avoid further concentration of lower income households in jurisdictions which have more than the regional average proportion of lower income households.

Every jurisdiction had its existing lower income household distribution adjusted "25% of the way" towards the regional average of 40.2% lower income households. For example, jurisdictions with an existing percentage of lower income households below the regional average (40.2%) were adjusted upwards by 25%. Jurisdictions with an existing percentage of lower income households above the regional average were adjusted downward by 25%.

Those jurisdictions considered to be highly impacted were adjusted further to reduce their lower income proportion. Highly impacted is defined as "exceeding the regional average proportion of lower income households by more than 10%." For highly impacted jurisdictions, the proportion of lower income units was further reduced to a level which would bring the jurisdiction within 10% of the regional average in 20 years.

Figure 3.3.9 presents a breakdown of units by income category for each jurisdiction in the County. In the unincorporated area, the future housing need is identified as follows: 485 very low-income units, 664 low-income units, 570 moderate-income units and 1,159 high-income units. Note, that the "gap" period adjustment has not been applied to the above breakdown. The following section describes the adjusted future housing need (including "gap" period units) for the unincorporated area of Ventura County.

Gap Period: The State Department of Housing and Community Development (HCD) has determined that jurisdictions must also account for the future needs that would have occurred during the 18 month "gap" period from January 1, 1988 to June 30, 1989. The "gap" period is the 18 months between the end of the RHAM period (January 1988) and the beginning of the RHNA (July 1989) period.

For purposes of this General Plan, the "gap" period future housing need units were combined with the five-year future housing need units in order to project a 6.5 year future housing need (January 1988 to July 1994). Figure 3.3.10 projects the adjusted 6.5 year future housing need in Ventura County to be 37,056 units. This number represents, 5,686 very-low income units, 7,214 low-income units, 8,325 moderate-income units and 15,831 high-income units (See Figure 3.3.11).

In the unincorporated area of Ventura County the adjusted 6.5 year future housing need is 3,697 units (See Figure 3.3.10). Based on this, 623 very low-income units, 853 low-income units, 732 moderate income-units and 1,489 high-income units are needed in the unincorporated area between January 1988 and July 1994 to meet its share of the regional housing need (See Figure 3.3.11).

3.3.2.3 Analysis of Household Characteristics

o Household Income

The 1979 median household income for the County was \$21,243. Figure 3.3.10 presents a breakdown of the percentages of households in very low, low, moderate, and upper income categories by jurisdiction, based on the 1980 Census. These categories are defined by the U.S. Department of Housing and Community Development as follows:

- (1) Very low income - less than 50% of median County income.
- (2) Low income - less than 80% of median County income.
- (3) Moderate income - less than 120% of median County income.
- (4) Upper - greater than 120% of median County income.

As Figure 3.3.10 shows, there were approximately 17% very low income households (2,483 households) and 23% low income households (3,304 households) in 1979. These percentages were used to prepare estimates of the number of households in each income category in 1987, shown on the same table. It was assumed that the percentage distributions for each income category would remain constant. The total number of households in 1987 was taken from State Department of Finance estimates.

For reference, HUD estimates that the overall County median income in February 1987 was \$36,700, a 73% increase from the 1979 median income.

o Affordability of Housing

In the 1983 Regional Housing Allocation Model, the Southern California Association of Governments estimated the number of "households in need" by jurisdiction in 1980. A "household in need" is defined as a lower-income household (defined above) paying over 30% of its income for housing. Federal and state agencies regard an income-to-housing-costs ratio of greater than 30% to be an inordinate share of income for housing, or overpaying.

It should be recognized that upper income households are generally capable of paying a larger share of their income for housing. This is one reason for focusing estimates of housing needs on lower-income groups.

In the unincorporated area, SCAG estimated that 3,058 lower income households overpaid for shelter. This number represents approximately 11% of the unincorporated area's total households.

o Housing Value and Ability to Pay

In November 1986, the median housing value in Ventura County was \$149,000 (Source: California Association of Realtors). On a 30-year mortgage at 10% interest and a 10% down payment, monthly payments of approximately \$1,200 would be required. This figure does not include property taxes or homeowner's insurance, which would increase monthly costs to approximately \$1,350.

To keep monthly payments below 30% of income, gross monthly income would have to be \$4,500, and gross annual income would have to be \$54,000. As stated above, the Countywide median household income in February 1987 was \$36,700. To express the comparison another way, a median-income household is paying approximately 44% of its monthly income to live in a median-priced house in the County in 1987.

- o Rent and Ability to Pay

Generally, rental units are more accessible to low income households than ownership units are. For example, in 1980, median monthly rent was \$317, which would have required an annual gross income of \$12,680.

The County Planning Division was unable to obtain any updated 1987 median rent figures for the County. However, by comparing the rate of increase for rent from 1980 to 1983 with to the rate of increase for median income for the same period, the Planning Division estimates that median rent in 1987 is \$642.

At this rental figure, to keep monthly payments below 30% of income, gross monthly income would have to be \$2,140 and gross annual income would have to be \$25,680.

- o Housing Mix

In 1980 there were 31,364 housing units (total) in the unincorporated County. Of the year-round units in Ventura County, 72% were single-family units, 23% were multi-family units, and 5% were mobile homes.

Since the Census, the percentage of single-family units has increased to 82%, and the percentage of multi-family units has dropped to 13% (State Department of Finance).

- o Tenure

The ownership or rental status of a unit is referred to as "tenure."

In the unincorporated County in 1980 there were 20,157 ownership units and 9,759 rental units. Twenty-seven percent of all single family units are renter occupied, compared to 76% of all multi-family units and 19% of all mobile homes.

Within Ventura County in 1980, a higher percentage of very low and low income households rented rather than owned their housing. Sixty percent of very low income households rented, and 57% of low income households rented, but only 22% of moderate and upper income households rented.

No post-census data on tenure are available.

- o Special Housing Needs

- The Elderly: Generally, the elderly are on low, fixed incomes, and the family or household size is small. Housing for the elderly generally needs to be located near public transportation and services such as doctors, hospitals, and grocery stores. In 1980, there were 4,616 householders in the unincorporated areas of the County who

were 65 or older, and 25,879 countywide. In addition, there were 335 elderly householders with incomes below the poverty level in the unincorporated areas, and 1,880 such householders in the entire County.

- Single-Headed Households Below Poverty Level: Households headed by single persons who have children also have special housing needs. These families need larger units to avoid overcrowding, lower housing cost because of the single income, and proximity to employment. In 1980 there were 756 female headed households (with children) in the County whose incomes are below the poverty level. Eighty-six of these householders are living in the unincorporated part of the County.
- Farmworkers: Another group in the County which has special housing needs is the farmworker population. Because of their low annual income, low-cost housing is needed. Furthermore, their housing should be near the agricultural areas in which they are employed to reduce transportation costs. Another special housing requirement for farmworkers, caused by seasonal employment, is adequate seasonal housing.

Much of the State-licensed farmworker housing in the County is designed to accommodate single men rather than families. This forces farmworker families to find alternative housing, which frequently is substandard, unhealthy or unsafe (Refer to Draft Environmental Impact Report for Conditional Use Permit No. 4145, State Clearinghouse No. #83031352, pages 38-47). The County's Building and Safety Department estimates that between 200 and 500 farmworkers live in illegal or substandard housing in the Piru area, with additional ones located around Fillmore.

The 1983 Regional Housing Allocation Model prepared by SCAG estimated that there were 6,255 farmworker households in the County in 1980. Of these, 1,574 were estimated to live in the unincorporated areas of the County. SCAG estimated that 90% of the farmworker households were low and very low income households, which represents 1,417 households (866 or 55% were estimated to be very-low income, and 551 or 35% were estimated to be low income households.

- Handicapped/Disabled: The other group which requires special housing is the handicapped population. The census showed that in 1980 Ventura County had 25,803 persons (aged 16 to 64 and not in an institution) suffering from a work disability (limited in the ability to work because of a health condition), with 11,746 of those being completely prevented from working. Overall, the unincorporated County has 4,709 disabled persons.

Because of their employment limitations, it is probable that disabled persons receive low incomes, so they need low cost housing. There might also be a need for special structures within the house, such as wheelchair ramps, accessible electrical outlets, accessible appliances, etc.

- Homelessness: The problem of homelessness in Ventura County is complex. Families and individuals in Ventura County needing emergency shelter at some point in the year

probably number in the thousands. While an accurate count of the total number of homeless in the County cannot be obtained, estimates from the County Mental Health Department, various housing authorities, local service providers, and the recent surveys conducted by the Ventura County Homeless Coalition and the United Way show approximately 2,000 individuals in the County may be living in campgrounds, vehicles, or other temporary situations. This estimate does not include those referred to as the "invisible homeless," those families whose economic situation forces them to live in motels or in overcrowded homes with other families. One local housing authority estimates 40% of applicants for low income housing are doubling up with families in other residences.

The Ventura County Coalition for the Homeless conducted a "profile survey" of selected homeless persons in December 1984. Survey takers interviewed individuals and family groups in campgrounds, parks, hot meal sites, shelters, motels and other areas where the homeless are known to stay. 195 surveys were attempted; a total of 488 individuals were represented in the groups approached.

SUMMARY OF KEY FINDINGS

- 60% of homeless in Ventura County area are not transients but residents.
- 60% have been homeless six months or less.
- 64% of the adults have completed high school or had post secondary schooling.
- 56% report they are employed or actively seeking work.
- 2% of the adults receive General Relief.
- 27% report they have been victims of crime in the last year.

In addition to the above findings, the County prepared a Comprehensive Homeless Assistance Plan (CHAP) in September 1987 which reports that, according to national estimates, 25% to 30% of the homeless are mentally ill. According to the CHAP report, the County Mental Health inpatient unit is currently overcrowded (35 to 45 patients in a 28-bed facility). The CHAP report emphasizes that traditional shelter beds will not meet the needs of the mentally ill; the report recommends a Transitional Bed Program which includes staff who can link residents to the mental health services, entitlement benefits, and medical care, as well as long-term housing. The report estimates that 100 transitional beds are needed in the County for stabilization, referral to entitlement benefits, and for facilitating a transition to long-term housing.

The CHAP report states that additional shelter and transitional housing is also needed for other segments of the housing population in the County. It provides an inventory of the currently-available facilities:

1. American Red Cross/Armory Warming Shelter - The American Red Cross contracts with the Public Social Services Agency to manage the Armory Warming Shelter for the homeless during the winter months. 100 beds are available November through March, when weather criteria is met.

2. Care and Share - This agency offers one-time emergency short-term lodging vouchers for low-income and homeless individuals.
3. Catholic Charities - This Countywide organization provides limited emergency shelter vouchers to low-income County residents.
4. Coalition Against Household Violence Shelter - This shelter provides beds for a maximum of five women and their children seeking refuge from battering situations. Seventeen beds are available on a year round basis.
5. Conejo Valley Winter Shelter - The shelter is a religious coalition providing nighttime shelter in host churches and synagogues to families and single women. Twenty beds are available November through March.
6. Interface - This facility operates a four family shelter for victims of domestic violence; housing for runaway and homeless teenagers in eleven cool homes, licensed for foster care; and a crisis care facility for abused and neglected children aged 10 to 17. A total of 44 beds are available on a year round basis to serve these programs.
7. Project Understanding - The Religious Coalition for the Homeless, a program of Project Understanding, operates a shelter for families and single women. Twenty beds are available September through June.

In addition, the Religious Coalition is the focal point for the Adopt-A-Family program. Three churches in the City of Ventura have placed trailers on their church property to provide transitional housing for homeless families. A total of thirteen beds are available year round.

8. Public Social Services Agency - PSSA administers the temporary and permanent housing assistance programs established by the McKinney Act for Aid to Families with Dependent Children (AFDC) recipients. The agency provides motel vouchers for up to 16 nights to homeless AFDC recipient families.
9. Salvation Army - This organization offers short-term lodging vouchers to low-income and homeless individuals.
10. Simi Valley Interfaith Coalition for the Homeless and Needy - The Coalition operates the Public Action to Deliver Shelter (P.A.D.S.) program. Twenty beds are available November through March.
11. Ventura County Rescue Mission Mens Shelter - This facility houses males who are enrolled in the Mission's drug and alcohol rehabilitation program. In addition, lodging is provided for homeless males on a

drop-in basis for up to five consecutive nights a month. A total of 82 beds are available on a year round basis.

12. Ventura County Mental Health Emergency Shelter Program - This shelter provides emergency housing for mentally ill individuals who are homeless. Five beds are available on a year round basis.
13. Zoe Christian Center Homeless Shelter - This facility provides shelter for homeless families and single women. The program offers both emergency shelter and transitional housing. A total of 202 beds are available on a year round basis.

3.3.2.4 Housing Characteristics/Housing Stock Condition

The Census Bureau ceased publishing housing stock condition data after 1960. However, there are three categories of data which are still included in the Census data and which give some indication of housing stock conditions: overcrowding; lack of plumbing facilities; and age of the dwelling unit. A dwelling unit is considered overcrowded if it is inhabited by more than one person per room. A unit which lacks complete plumbing facilities (hot and cold piped water, a flush toilet, and a bathtub or shower) inside the housing unit for the exclusive use of the occupants was also identified in the 1980 Census. Thirdly, the Census identified the number of structures built in each decade for each jurisdiction.

The above data are presented in Figures 3.3.13 through 3.3.15.

3.3.2.5 Inventory of Land Suitable for Residential Development

The County Guidelines for Orderly Development direct residential development at urban densities either to cities or to existing unincorporated urban and rural communities. There are 117,450 acres of land designated "Urban" in the County General Plan, but only 4,150 acres are located outside the cities.

The General Plan also designates 4,350 acres as "Existing Communities"; it includes those areas which are presently developed to densities greater than one dwelling unit per acre, but are not appropriate for "Urban" designation because they are outside a city sphere or recognized urban center.

Figures 3.3.16 and 3.3.17 identify areas which are suitable for low to moderate income housing.

Based on cursory investigation of available urban services, it is believed that each of these areas, with the exception of Piru, Oak Park, and portions of the North Coast have sufficient infrastructure to accommodate the residential development indicated. Oak Park has a problem with sewage treatment plant capacity, which can be solved by planned plant expansion. In Piru, CDBG funds were awarded so that a new domestic water system could be installed. This system could alleviate some of the water supply constraints on development. Finally, La Conchita in the North Coast is not currently serviced by a sewer system. All new housing units must provide sufficient land area to construct septic systems, which reduces the development potential of the area.

The General Plan also designates several unincorporated areas as Rural. There are 10,200 acres of land outside the cities' Spheres of Influence with this designation. The Rural designation includes lands which are currently developed or are planned for low density residential uses (1 acre/dwelling unit or greater). Areas that have the Rural designation are generally located in the Santa Rosa Valley, Ojai Valley, and Lake Sherwood. However, because these areas have zoning well beyond the 10,000 square feet per dwelling unit range, they would not provide housing opportunities for low to moderate income families.

o Second Dwelling Units

In all residential zones, as well as agriculture and open space zones, a second dwelling unit with complete, independent living facilities may be created subject to certain development standards. While it is difficult to assess the number of second dwelling units that are likely to be constructed, it is nevertheless a potentially important means of providing affordable housing.

o Farmworker Housing

In Agriculture, Open Space and Rural Agriculture zones, farmworker housing can be constructed. On lots of 40 acres or larger, a Planning Director approved Conditional Use Permit is required, while on lots of less than 40 acres, a Planning Commission approved CUP is necessary. The density is determined during the permit process.

o Surplus Government Property

Surplus properties owned by Federal, State and County governments and local school districts are another source of potential land that could be considered for acquisition and development for housing.

The State of California Department of Housing and Community Development operates a Surplus Lands Program which functions as a central collection center for information on public surplus land and buildings available through Federal, State and local government agencies. The program lists properties that have potential for development of low- and moderate- income housing. If a site has housing development potential, local developers (government, non-profit, and for-profit) are notified and assisted with the acquisition and development process.

The properties available for purchase within the unincorporated County are two school sites in El Rio/Nyeland Acres, which together would add an additional 13.3 acres to available vacant land. Both sites are located in unincorporated Urban designated areas.

o Redevelopment Sites

There are several urban areas in unincorporated Ventura County which show a high potential for redevelopment or rehabilitation. These are located in the following areas: Ventura Avenue, El Rio/Nyeland Acres, Ojai, Piru, Ventu Park and Santa Susana Knolls.

The communities of El Rio and Piru are currently target areas for rehabilitation activities under the County's Community Development Block Grant (CDBG) program.

In addition, the County is providing CDBG funds toward the rehabilitation efforts at Cabrillo Village, a farmworker community located in the unincorporated community of Saticoy.

3.3.2.6 Housing Constraints

The purpose of this section is to discuss the factors which affect the availability and affordability of housing.

The price of housing has increased sharply over the last decade. While the median price for a home in Ventura County was \$23,100 in 1970 (U.S. Census 1970), it had risen to \$93,300 in 1980 (U.S. Census 1980). This represents an increase of over 300%, and the cost of housing is still escalating. As stated in Section 3.2.3 above, the median cost for a new home in Ventura County was \$121,200 in 1982 (Construction Industry Research Board, August 1983), and the average price for a new home in the first quarter of 1987 was \$195,028, an increase of 60% in five years (Market Bulletin, Continental Land Title Co.).

Many direct and indirect costs influence the sales or rental price of new housing. Direct costs include the cost of land, site improvements, construction and infrastructure, and indirect costs consist of financing, sales and marketing and developer profits.

o Non-Governmental Constraints

The Santa Barbara-Ventura Counties Region of the Building Industry Association of Southern California has provided a detailed analysis of the components that made up housing prices in 1980. The development costs for a new single-family attached unit of approximately 1,150 square feet in Ventura County were broken down as follows:

- Raw Land	\$ 7,600.00	9.5%
- Land Improvements	\$11,200.00	14.0%
- Material and Labor Costs	\$34,000.00	42.5%
- Finance Costs	\$ 9,600.00	12.0%
- Cost of Sales	\$ 2,800.00	3.5%
- Overhead and Profit	\$10,000.00	12.5%
- Fees and Permits	<u>\$ 4,800.00</u>	<u>6.0%</u>
	\$80,000.00	100.0%

The highest increase in housing construction cost can be attributed to an increase in material and labor (see Figure 3.3.18). Raw land and land improvements ranked second, and construction and financing ranked third.

o Local Government Constraints

Local governments affect the distribution, supply and cost of housing through land use controls, development permits, processing and improvement fees, building codes, and infrastructure availability. Compliance with State mandated requirements, such as the California Environmental Quality Act and California Coastal Commission approvals, may also increase the costs of residential developments. Some of the specific constraints in Ventura County are presented below.

o Clean Air Ordinance for the Ojai Valley

Development restrictions are placed on land within the Ojai Valley area through the Clean Air Ordinance for the Ojai Valley, which is designed to protect the public health. The Clean Air Ordinance was adopted in 1982 to assist in the implementation of the Air Quality Management Plan (AQMP). AQMP's are required of all jurisdictions in the United States which do not meet Federal air quality standards.

There is a direct relationship between population growth and air emissions which contribute to the deterioration of air quality in the Ojai Valley. The AQMP has established a maximum rate of population increase which can be accommodated for any given year. Regulation of population growth in the Ojai Valley in accordance with the AQMP is necessary in order to ensure compliance with Federal ambient air quality standards and to adequately protect the public health. For these reasons, building permits issued in the Ojai Valley are restricted.

o Infrastructure Costs and Fees

The cost of raw land and land improvements is in part dependent on the availability of the service infrastructure. To be suitable for development, a parcel of land must be served by an adequate public water supply, sewers, roads, etc., or there must be a way for developers and local government to provide such facilities. Land which already has the necessary infrastructure is limited in unincorporated areas of Ventura County.

Since the passage of Proposition 13, local government is unable to finance services and capital expenditures that they traditionally provided for their community's development. This has resulted in a shift of infrastructure responsibility to the private sector to supply the balance which the public sector is unable to provide. Since 1975, there have been major increases in development fees throughout California. A survey of Southern California counties by the Construction Industry Research Board shows that there has been an average fee increase of 218.7%. The major cause of this increase is due to infrastructure/capital improvement fees, charged since 1978, for road, schools parks, sewers, flood control system, etc.

- Building Permit: This fee covers all the required inspections by the Building and Safety Division of the foundation, framing, plumbing, wiring, etc., and the issuance of Certificate of Occupancy which verifies that the dwelling has met all applicable Building and Safety requirements and Codes.

As a result of the passage of Proposition 13, the following infrastructure-related fees are charged to developers or builders for new residential developments:

- Sanitation Fee(s): For those dwellings which utilize a septic system, this fee covers the inspection of the system to assure that it functions properly. For a unit which is connected to a sewer system, the fee is placed in a special fund used to provide additional capital improvements for sanitation service.

- **Water Service Fee:** This is a one time hook-up fee for the dwelling unit. The fee is used to construct trunk lines to provide water into the area, or, if the lines are already installed, to retire improvement bonds which were used to construct the lines. If the bonds have been retired and the system installed, the fee is applied to maintenance of trunk line(s).
- **Flood Control Fee:** This fee is assessed on a per dwelling basis to provide for improvements to flood control facilities or structures on a regional basis. These funds are placed in a Flood Control general fund and, when enough money has accumulated, the improvements are made. Alternatively, this fee may be used for operation and maintenance purposes of existing Flood Control facilities.
- **Quimby Act Fee:** This fee is paid by developers, in lieu of land dedication, to provide local public park land.
- **School Facilities Fee:** This fee may be collected by the school district to provide adequate temporary facilities for school aged children within the subdivision to alleviate conditions of overcrowding in the local schools.

o **Residential Permit Processing Time**

The permit processing time can affect the cost of housing by increasing the amount of interest paid while holding the land. In Ventura County most subdivisions and residential projects are approved less than six months after the application is found to be complete for purposes of filing. In the case of more complex subdivisions, where Environmental Impact Reports are required, the time needed to process the application is between nine to twelve months.

o **Residential Application Fees**

Since the passage of Proposition 13, in 1978, revenues received from property taxes by local governments have been reduced. Consequently, services which were once provided at no charge or at a minimum charge are now offset to a much greater extent by the builder or developer. These costs, in turn, are passed on to the home buyer.

The County collects fees which are intended to defray the costs of permit processing, environmental document preparation, building inspections, and capital improvements. As indicated earlier in Section 3.3.2.6, permits and fees accounted for about 6% of the cost of a typical single-family house in 1980 (this figure has been revised to about 7.5% for all units built in 1983).

3.3.2.7 **Federal Housing Programs**

o **Section 8 Housing Programs (U.S. Housing Act of 1937 as amended)**

- **Section 8 Rental Certificate Program:** The Certificate Program is administered through a contract between the Area Housing Authority and the property owner and a lease between the owner and the tenant. Eligible tenants are required to pay 30 percent of their adjusted monthly income as their rent portion to the owner. The Area Housing Authority pays the balance of the rent.

The units must meet HUD's Housing Quality Standards and be rented at a price which is both reasonable and within the maximum rent limits authorized by HUD ("Fair Market Rent").

- Section 8 Rental Voucher Program: The Voucher Program operates similar to the Certificate Program, except that it establishes a payment standard instead of a Fair Market Rent. Upon location of a unit that meets HUD's Housing Quality Standards and an agreement by the owner to participate in the program, the qualified tenant receives a subsidy from the Area Housing Authority to be applied toward the rent. The tenant is required to pay the balance of the rent. The amount of the subsidy is determined by calculating the difference between the fixed payment and 30 percent of the tenant's adjusted monthly income.
- Aftercare: The Area Housing Authority, under contract with the State of California Department of Housing and Community Development (HCD), administers specially allocated Section 8 Rental Certificates to mentally and physically disabled individuals. Eligible recipients must be participants in a certified outpatient care program.
- Moderate Rehabilitation: This Section 8 Program provides housing assistance payments on behalf of eligible tenants who reside in units that have been rehabilitated by the owners under an Agreement with the AHA. The owner performs specified physical repairs to return substandard dwelling units to decent, safe, and sanitary conditions. Subsequently, a 15-year Housing Assistance Payments Contract is executed with the AHA. This guarantees the owner a rental flow sufficient to pay normal ownership and operating costs, and provide a return on investment as well as to amortize the rehabilitation costs. The AHA is guaranteed that the rehabilitated units will be available for Section 8 eligible households for 15 years.

o Conventional Low-Rent Public Housing Program

This program enables a public housing agency, such as the Area Housing Authority, to develop, own and operate housing for low income families, elderly, handicapped and disabled individuals. Developments are financed through the sale of tax-exempt obligations with principal interest costs being repaid via debt service through annual contributions made by HUD for the benefit of the public housing agency. When all obligations are retired, the development is the sole property of the public agency.

Under the "Conventional" program, the public housing agency acts as its own developer, acquiring the site, preparing its architectural plans, and advertising for competitive bids for the construction. Eligible tenants pay 30 percent of their adjusted monthly income for rent and utilities. HUD allocated operating subsidies provide operating and modernization funds, in addition to income derived from tenant rents, in order to assure long-term, quality, affordable low-income housing. Public housing developments are tax exempt. A payment in lieu of taxes (PILOT) is paid to the local taxing authority based on 10 percent of tenant rents less utility costs.

Because the County obtained Article 34 referendum authority from the voters in 1982, the AHA is able to apply for funds from HUD and build public housing without specific voter approval of each project, up to the limits of the referendum. All applicable local requirements must be met.

o Section 202 - Direct Loans for the Elderly or Handicapped

This program provides 100%, long-term loans to private non-profit organizations to finance the construction or acquisition of rental or cooperative housing for low income elderly and handicapped. Each Section 202 loan commitment from HUD includes the commitment of Section 8 Housing Assistance Payments funds to provide rent subsidies for all eligible tenants. Section 202 funds are distributed on a geographic basis, and only eight units were authorized in the latest allocation for the region which includes Ventura County.

o Section 106(b) - Assistance to Non-Profit Sponsors of Low and Moderate Income Housing

Non-profit sponsors of Section 202 housing for the elderly or handicapped (see above) can receive interest-free "seed money" to cover 80% of the preliminary development costs. Loans may be used to meet typical project development costs such as surveys and market analysis, site engineering, architecture fees, site acquisition, and application and loan commitment fees.

o Neighborhoods, Voluntary Associations, and Consumer Protection Office

This office, which is within the Department of Housing and Urban Development, administers programs which provide grants and other forms of assistance to neighborhood organizations to undertake economic or community development and revitalization projects in low and moderate income areas which have an identifiable neighborhood. These programs have not been recently funded.

o Community Development Block Grant (CDBG) Programs

Through the CDBG program, HUD provides 100% Federal grants to local jurisdictions with no matching contribution required. Applications for grants must contain a summary of a three-year plan (Housing Assistance Plan) that identifies community development and housing needs, and outlines a comprehensive strategy and operating plan for meeting those needs.

The CDBG program is intended to emphasize the development of adequate housing and also to provide a suitable living environment and expanded economic opportunity for low and moderate income persons.

Specific objectives of the program include:

- the elimination of slums and blight;
- the increase of the supply of low and moderate income housing;
- the elimination of conditions which are detrimental to the health, safety or welfare of the population;
- the conservation of existing housing;
- the improvement of public services;
- the rational utilization of land; and
- the preservation of property with special values.

The County has participated in the CDBG program since 1981. It has been a comprehensive program from which money has been used for the rehabilitation of 32 farm labor homes (Cabrillo Village in Saticoy), the pre-construction costs of a low-income multi-family housing units project and a demonstration "starter home," support of a Fair Housing Program, a weatherization program for low income residents, and financing a community health clinic and housing resource center.

Currently, the County and the Area Housing Authority participate in the CDBG Rehabilitation Programs, which include both the Housing Improvement Program and the Emergency Grant Program.

- **Emergency Grant Program:** This program provides grants to elderly, low income homeowners for the correction of health and safety dangers, or essential code deficiencies which they could not otherwise afford to correct.
- **Housing Improvement Program:** This program assists low income homeowners or investor owners by providing a subsidized, with-interest bank loan, or a zero-interest deferred loan directly from the AHA. The funds are used to perform necessary and general property repairs and improvements, to stabilize the housing conditions, and to enhance the neighborhood.

The County applied for CDBG funds in 1984 to provide a domestic water system to residents of the Piru community who were not being served, and to install a drainage system in the Nyeland Acres community, which has severe flooding problems.

o **HOME Investment Partnership Program**

HOME Investment Partnership Program is an entitlement program. Ventura County receives funds by formula. Funds can be used for three types of housing programs: Homewownership (for first-time homebuyers and single family rehabilitation), Rental Housing and Tenant-Based Rental Assistance.

Under these three categories, homeownership projects through acquisition of property (including assistance to first-time homebuyers); new construction; reconstruction; conversion; moderate rehabilitation; substantial rehabilitation; tenant-based rental assistance; relocation of any displaced persons, families, businesses or organizations; and site improvement, acquisition of vacant land and demolition. After 1992, local match funds will be required.

o **Home Ownership and Opportunity for People Everywhere (HOPE) Program**

The HOPE programs authorize planning and implementation grants for programs that assist low and moderate income residents to purchase and convert to homeownership (including cooperative homeownership), multifamily and single housing owned by public agencies. The program funds are allocated on a competitive basis. Local match funds are required for implementation grants.

o **Farmers Home Administration**

The Farmers Home Administration (FmHA) is an agency within the United States Department of Agriculture which provides credit to low income persons in rural areas (rural areas include open country and places with a population of 10,000 persons or less, that are rural in character and are not closely associated with urban areas).

Areas within the unincorporated County qualify as rural, and a number of programs are available which provide grants and low cost loans for housing for eligible persons. Unlike HUD programs (discussed above) which generally operate through banks and other approved lending institutions, the FmHA itself acts as a lender, making loans directly to qualified recipients.

- FmHA Section 502 - Home Ownership and Rehabilitation
Loans: This program provides direct loans to individuals to buy, build, repair, renovate, or relocate a home.

The interest rate varies between 3% and market rate, according to the applicant's adjusted family income. Loans may be for 100 percent of the cost (eliminating the need for a down payment). The applicant must be able to meet the monthly payment and other expenses, and must be unable to obtain conventional financing at a reasonable rate. The maximum loan repayment period is 33 years. Although the loans have no maximum ceiling, the house must be modest in size, design and cost, and must be owner-occupied.

- FmHA Section 504 - Home Repair Loans: Section 504 provides 1% loans up to \$7,500 to very low income families for home repairs which are needed for the health of the family and/or the community. The loans are amortized up to a period of 20 years, depending on the amount of the loan. Some grants are awarded for home repair for persons aged 62 or older.

Funds may be used for such purposes as connecting the dwelling to water or sewer lines, providing toilet facilities, adding a room, repairing a roof, or making other similar improvements.

- FmHA Section 515 - Rural Rental Housing Program: Section 515 provides loans to public and private (limited profit and non-profit) sponsors for the construction or substantial rehabilitation of rental and cooperative housing for low and moderate income families and elderly persons. The interest rate on these loans varies between one percent and the market rate, depending on the kind of sponsor and the projected income of the tenants. The term of the loan is 40 years.

Tenants in Section 515 projects may not pay more than 30 percent of their adjusted income for rent and utilities. Section 8 Assistance Payments may be used with Section 515 loans to bring rents within the tenant's ability to pay.

- FmHA Sections 514/516 - Farm Labor Housing Loans: This program provides a combination of grants and loans to finance construction, rehabilitation, or acquisition of rental housing for farmworkers. A grant of up to 90 percent of the cost of the project can be made, with the remainder loaned at one percent. Loans are repaid over a 33-year term.

Public and private non-profit corporations, State agencies and political subdivisions, and private, non-profit farmworker associations are eligible for both grants and loans. Farmowners, farmowner associations, and grower-oriented non-profit groups are eligible only for loans.

Housing financed under this section must be operated on a non-profit basis. Unlike housing under other FmHA Programs,

farmworker housing can be situated in an urban location provided there is a nearby farm labor market. HUD's Section 8 subsidies may be used with this program.

- FmHA Sections 523/524 - Technical Assistance Grants for Self-Help Housing and Rural Housing Site Loans: Section 523 provides grants to public and non-profit groups to enable low-income rural residents to build their own homes. The houses are financed under FmHA's Section 502 Program, with Section 523 providing administrative money to the sponsor for hiring counselors and construction supervisors.

Under the program, a group of families jointly contribute the needed home-building labor, hiring skilled help when necessary. Most grants are made for one or two years, with funds advanced as needed and budgeted for 30-day periods.

Sites financed with Section 524 loans must be sold to low and moderate income families who qualify for an FmHA loan, or to non-profit organizations eligible for a rural rental or cooperative housing loan. Section 524 loans carry a market interest rate.

3.3.2.8 State Housing Programs

The State Department of Housing and Community Development (HCD) is the agency principally charged with assessing, planning for, and helping communities meet the housing needs of low and moderate income residents of California. HCD administers many programs which serve the purpose of assisting local governments and private non-profit groups, either with technical assistance or through funding, to solve local housing problems. Under the following programs, administered within HCD by the Division of Community Affairs, technical assistance, expertise or information is provided:

- o Special Development Services
- o Rehabilitation Technical Assistance Program
- o California Indian Assistance Program
- o Housing Development Technical Assistance Program
- o Cooperative Housing Assistance
- o State and Local Government Surplus Lands Program
- o Rural Development Assistance Program
- o Technical Assistance for Mobilehome Park Conversions
- o Rural Finance Marketing Program

The following programs, administered by the Division of Community Affairs, offer funding assistance for low and moderate income housing:

- o Deferred Payment Rehabilitation Loan Fund Program

This program, through a revolving loan, provides funds for deferred payment loans to local governmental agencies or non-profit corporations to rehabilitate housing which is occupied by low and moderate income homeowners or renters.

- o California Housing Advisory Service

This program provides grants to public agencies or non-profit organizations for the purpose of establishing local Housing Advisory Services to assist individuals and groups with the self-help construction or rehabilitation of their housing.

- o Low Income Home Management Training Program

This program provides grants to public agencies or non-profit organizations for the provision of housing counseling services linked to housing production and rehabilitation efforts. No funds have been allocated to this program, so the program may be discontinued.

- o Farmworker Housing Grant Fund

This program provides up to 50% matching grants to local governmental agencies, non-profit corporations, and cooperative housing corporations for the purpose of developing new or rehabilitated housing for low income agricultural employees who will own or rent the units. Funds are available to applicants who demonstrate that housing is needed for low income farmworkers who would not otherwise have housing. This program can be used in combination with Farmers Home Administration loans. The Cabrillo Economic Development Corporation (a private non-profit corporation serving Ventura County) actively participates in this program.

- o Homeownership Assistance Program

Under this program, HCD provides up to 49% of the purchase price of a dwelling unit in the form of a mortgage participation agreement with an institutional lender in order to enable eligible households to purchase housing which they would otherwise be unable to purchase. When the unit is sold, the State shares in the sales proceeds in an amount proportionate to its original investment. HCD may assist: 1) renters to purchase their unit which is being converted to a condominium; 2) mobile home park residents to purchase their space if the park is to be converted to a condominium or stock cooperative; 3) households to purchase a mobile home placed on a permanent foundation; and 4) stock cooperatives or non-profit corporations to develop or purchase mobile home parks. Contracts may, however, be limited to the purchase of a mobile home which will be placed on a permanent foundation.

- o Rental Housing Construction Program

This program provides funds through local agencies or the California Housing Finance Agency (discussed below), for the development of new rental units by private, non-profit or public agency sponsors. At least 30% of the units in the assisted project must be made available to low and very low income households. In 1983 the Department was authorized to establish and administer an annuity fund and make commitments to provide rent supplement payments from the fund directly to sponsors of rental housing developments financed under the Farmers Home Administration 515 program to ensure affordable rents to eligible households.

- o Rural Land Purchase Fund

This program provides 7% loans to local public agencies and non-profit organizations for the purchase of land in rural areas (some areas of Ventura County would qualify as rural) to develop housing for low income persons. Because it is a revolving fund program, funds are available as payments are received.

- o Urban and Rural Predevelopment Loan Funds

Under this program, two year, 7% loans are provided to local government agencies, non-profit organizations, and cooperative housing corporations for the preliminary cost of developing or rehabilitating assisted housing for low income families, and elderly or handicapped persons. Authorized costs include site acquisition and preparation; legal, architectural, engineering, permit and application fees; and bonding expenses. Loans are not available for construction financing or administrative costs. The aggregate amount to be loaned for purposes other than site acquisition (land option or purchase of real property) cannot exceed \$50,000. The Department determines on a case-by-case basis how much can be loaned for site acquisition.

The interest rate on the loans can be reduced or eliminated if HCD determines that charging the interest would prevent a significant number of persons of very low income from owning or occupying new or rehabilitated assisted housing.

- o California Housing Finance Agency Programs

The California Housing Finance Agency (CHFA) is a State agency which provides financing for the development of low and moderate income housing through the sale of tax exempt bonds. The proceeds are used to: a) provide direct loans for the development of new rental and cooperative multi-family housing for low and moderate income households; b) purchase mortgages from private lenders to enable eligible low and moderate income borrowers to purchase single family homes; and c) finance neighborhood preservation programs by providing loans and insurance for rehabilitation in designated areas.

3.3.2.9 Local Program Options

The options which are available for any local government to lower the cost of housing are as follows:

- o Land Supply/Cost

The availability of land for residential development can partially influence cost. The following local land use regulations and programs determine the amount and location of available residential land, and the intensity at which it can be developed.

- General Plan Designation: The General Plans of cities and counties prescribe the direction of growth, and the type and intensity of land use which is permitted in order to achieve an orderly and efficient pattern of land use. By amending or revising the General Plan, a jurisdiction can increase the supply of residentially developable land which could, in turn, partially lower the cost of that land.
- Zoning Designation: Zoning, the most commonly used tool for implementing the General Plan, controls what uses are permitted, what development density is allowed (i.e., how many units per acre), and what development standards (such as set-back, open space, and parking requirements) will be enforced in each zoning district.

Zoning density, in part, determines the land cost per unit. A jurisdiction can partially reduce land costs per unit by increasing the permitted density through re-zoning programs ("up-zoning"), by offering density bonuses for certain residential projects, by requiring that a minimum (as well as a maximum) density be met for residential projects, or by reducing some standards such as parking or open space requirements.

- Surplus Public Lands: Available surplus public lands (State-owned lands, school sites, park sites, etc.) have the potential to be used for low cost of subsidized housing. Unused school sites are usually an excellent source of property for housing and mixed-use development, because infrastructure is in place and public services are close. They are difficult to acquire, however, since a unanimous vote of the local school board is required to declare a site "surplus", and school boards are subject to considerable pressure from the surrounding neighborhood regarding the closing of the school and the use of the land.

The lands are often available on a lease basis and could be used for permanent or interim housing. This technique can substantially reduce the overall housing development cost, and is advantageous to the local government because surplus lands are placed back on the tax roll, the jurisdiction retains ownership of the property, and the construction of low cost housing is encouraged.

Local governments could survey and assess the suitability of all public surplus lands for the development of low cost housing. If suitable sites are found, the jurisdiction could then proceed in an attempt to acquire the sites. Two school sites are currently unused in the unincorporated area of Ventura County.

- Land Banking: Land banking refers to the process whereby a local jurisdiction purchases land which would be most suitable for the development of housing. The land is held for sale or lease to a private developer or the Area Housing Authority for the production of affordable housing. Land banking prevents speculation and shields against inflation in land costs.

In beginning a land banking program, local revenues, revenue sharing funds, Community Development Block Grant or other State or Federal funds could be used to purchase the property. By making the land available at reduced cost, deferring payment, or merely leasing instead of selling the land, the jurisdiction could encourage and manage the development of low income housing. In disposing of or developing the property, the jurisdiction could impose restrictions on use, resale, and redevelopment in accordance with the public interest. The initiation of a land banking program, however, requires a substantial amount of financial involvement by the local government and is probably not feasible in Ventura County without State or Federal assistance.

o Development Standards

Development standards are mandated at the local level so that the public's health, safety and welfare are protected. Some of these standards influence the cost of housing. Each of the following standards can influence the cost of housing and could potentially be changed by local jurisdictions to reduce development costs.

- Zoning Ordinance: Through ordinance revisions, some standards such as required parking or recreation facilities could be reduced, and others could be changed to allow the use of manufactured housing on residential lots, or second dwelling units on single lots.

In 1983, Ventura County amended the Zoning Ordinance Code to reduce parking requirements, which will effectively reduce housing development costs by an estimated \$5,000 to \$10,000 per unit. At the same time, the ordinance was revised to allow mobile homes (constructed since 1976) on any suitable residential lot, and to permit second dwelling units (or "granny flats") on single lots.

- Building Code: Some requirements of the building code could be reviewed by the local Building Department to assure the necessity and appropriateness of the existing standards.
- Site Improvement Standards: Improvement requirements and standards such as drainage, street construction, sidewalks, sewers, undergrounding of utilities, lighting and landscaping could be reviewed in terms of cost and benefit, and altered accordingly.
- Energy Conservation Measures: A significant percentage of income spent on housing can be attributed to home energy consumption. Space heating requirements in Ventura County are not as severe as they are elsewhere, but heating bills still substantially add to monthly housing costs (approximately \$55/month for forced air heating, four hours per day). Water heating bills and water use bills also contribute to higher monthly housing payments.

Local governments have several options available which could lead to a reduction in energy consumption. At a minimum, the State's residential energy conservation standards should be enforced by the local building and safety department as they are stringently enforced in Ventura County. Furthermore, an Energy Conservation Element to the General Plan or an energy conservation ordinance could be prepared. Energy conservation policies and programs could then be implemented which are best suited for the particular jurisdiction. In 1983, Ventura County adopted a Water Conservation Management Plan which is a voluntary plan with many measures aimed at reducing water usage.

o Administrative Costs

The following factors associated with subdivision and permit processing could partially reduce the cost of housing:

- **Permit Processing Time:** The time taken to process a permit can add to the cost of housing development, because there are high financing charges while the land is being held. "Fast tracking" is a mechanism which could be used for processing affordable housing projects. It accelerates processing time, thereby potentially reducing cost for those projects, but the disadvantage is that other projects would take longer to process. Additionally, if a project becomes controversial or is contested (as many "affordable" housing projects are) the processing time can be substantially slowed.
- **Permit Processing Fees:** The cost incurred by local government for permit processing and project review is generally the responsibility of the developer or applicant so it is not assumed by the general taxpayer. These developer/applicant fees could conceivably be reduced, waived or deferred for "affordable" housing projects. Unless other funding sources are available, however, the cost would have to be borne by the general taxpayer through the County general fund. Therefore, it would only be feasible to reduce fees for truly affordable housing.
- **Environmental Review:** Any project (as defined by CEQA) constructed in California requires that an appropriate environmental document be prepared. A Master Environmental Assessment (MEA) could be prepared by a local government to be used as a resource for future environmental review of projects. This effort would potentially save both time and money on residential projects. The source of funds necessary to prepare an MEA, however, would have to be addressed, and preparation of an MEA does not preclude a subsequent environmental document from being prepared for the specific project.

o **Preserving Affordability**

Local governments also have ways to preserve affordability. Some of these techniques follow:

- **Deed Restrictions:** Deed restrictions, imposed by local government, can be used to control the resale price of affordable units, guaranteeing the continuation of affordability.
- **Rent Stabilization:** Rental rates increase when there is a shortage of available rental units. Rent stabilization techniques protect renters from dramatic rent increases. Regulation methods include fixed rent ceilings, limits on the rate of rent increase, limits on rents based on a limited rate of return formula, or rent increases limited to operating cost increases. The advantage of regulation is maintained affordability in the rental market, but the disadvantage is that landlords and investors are deterred from expanding rental opportunities because of the lack of profit. Currently, in the unincorporated County, there is a mobile home rent regulation program whereby a rent review board reviews, and votes on, requests for rental increases by mobile home park owners. Requests for rent increases above "allowable" increases must be justified by the owners.

o Homeownership Assistance

Local governments also have ways of assisting households in purchasing a house. The following paragraphs describe two available options:

- Mortgage Revenue Bond Financing: Mortgage revenue bond financing is a technique by which a city or county issues tax exempt bonds and the proceeds are used to provide below-market, interest rate loans to qualified buyers. In 1982, the County established an MRB program. Two separate bond issues were implemented in the principal amounts of \$36.2 million (in May of 1982), and \$33.8 million (in December of 1982). Loans are made available to first-time home buyers at interest rates near 11.2% and with graduated monthly payments.
- Equity Sharing: Equity sharing is an ownership program that allows a private organization or public body to participate as an equity partner with eligible lower income households. The household provides the down payment and amortization of an amount of the sales price for which the household income qualifies. The remaining funds necessary to purchase the unit are provided by the co-investor, who in turn shares proportionately in the appreciation of the unit. This homeownership technique initially requires a substantial financial involvement by the equity partner. It would probably not be feasible in Ventura County without State or Federal assistance, because funds would otherwise have to come from the County general fund.

o Programs for the Homeless

A study sponsored by United Way of Ventura County suggested that principal need among the homeless is for "transitional housing," shelter that can house the homeless for two weeks to two months.

There is some emergency shelter already available on an overnight need, but there is a need for low-cost shelter for up to six months that could enable the homeless to develop the resources to get a home of their own.

There has also been a shift from Federal to local responsibility for services to the homeless. The United Way believes many services can be effectively provided by the local sector. Some suggested solutions are "respite houses," developed open space that would provide safety and utilities to those who make their homes in vehicles, residential hotels for temporary accommodations, dormitory arrangements, and a rental assistance revolving loan fund (already in existence). Although there are some emergency shelter facilities available throughout the County, there are too few of them, and they lack adequate showers, laundry, medical facilities and day care for children of working parents.

o Housing Trust Fund

A housing trust fund is a program used to establish a pool of capital for the development of affordable housing. The pool is created from funding sources separate from the local

government's tax base. This can be especially appealing to a local jurisdiction, because it does not burden their general fund.

Linkage fees and setaside funds are among the funding sources which can be utilized to establish a housing trust fund. Linkage fees are fees imposed on employment generating developments as a means of generating revenue to finance housing programs in order to offset the increased demand for affordable housing.

Another funding source which can be used to finance affordable housing programs are setaside funds. Pursuant to State law, 20 percent of all tax increment revenues generated by redevelopment agencies must be set aside for affordable housing activities. In Southern California (SCAG region) setaside funds total over \$200 million and make up the largest resource to assist in funding affordable housing programs.

Housing trust fund programs utilizing linkage fees and setaside funds have been established nationwide. In California, eight cities and one county are utilizing these monies to finance affordable housing. These programs are reporting reasonable success in generating funds to develop affordable housing units. In addition, there is no evidence that these programs have significantly affected the real estate market or slowed non-residential development.

Housing trust fund programs are proving to be a viable funding approach to local governments as they struggle to meet affordable housing needs.

3.3.2.10 Previous Housing Element Evaluation

Sections 65588 (a) and (b) of the State Government Code state that the Housing Element should evaluate the results of the previous element. This section describes the housing goals, objectives, policies, and programs of the previous housing element (1984) and provides a discussion of the progress of their implementation. In addition, this section indicates whether the housing goals, objectives, policies and programs of the 1984 Housing Element have been included, changed or deleted in the current Housing Section of the Goals, Policies and Programs document of the General Plan.

o Housing Preservation

Goals/Objectives: The housing preservation goal set forth in the previous housing element, was to "preserve the condition of the existing housing stock and the affordability of all affordable units." Objectives to realize the above goal included:

- "Encourage the physical maintenance of the existing housing stock, especially mobile homes and multi-family rental units."
- "Assure the continued affordability of the existing affordable housing stock."
- "Assure, where feasible, the replacement of affordable units in the Coastal Zone."

To meet the objectives listed above, the County established six policies/programs. A description of these policies/programs and the progress of their implementation is provided in the following section.

The Housing Section of the Goals, Policies and Programs document of the General Plan, includes the objectives outlined above as goals 3.3.1-3.(1) through (3) in order to continue Ventura County's commitment to preserve the existing housing stock.

Policies/Programs: The 1984 Housing Element identified six housing preservation policies/programs to meet the goal and objectives stated above. The policies/programs are described below:

- (1) "Continue the enforcement of zoning, building and safety, public health and fire codes by the appropriate County agencies on a compliant or voluntary request basis, and improve the communication regarding these matters between appropriate County agencies and the Area Housing Authority in order to preserve the existing housing stock."

Ventura County continues to implement this program on an ongoing basis. The County has in place existing code enforcement programs in order to facilitate the physical maintenance of the existing housing stock. This program is included in the current Housing Section of the Goals, Policies and Programs document of the General Plan, as program 3.3.3-3.(1).

- (2) "Continue the existing program to apply for CDBG or other funds to assist households with housing code violations (i.e. building and safety, fire, or public health) to repair, replace, or otherwise bring the housing unit into conformance with the code."

This program continues to be implemented on an ongoing basis. The County of Ventura has continued to receive CDBG funds or apply to other funds in order to facilitate the physical maintenance of the existing housing stock. This program is included in the current Housing Section of the Goals, Policies and Programs document of the General Plan, as program 3.3.3-3.(2).

- (3) "Continue the Mobile Home Park Rent Review Program to assure that the amount of rent does not increase more than set forth in the Mobile Home Park Rent Review Ordinance."

This program has been administered by the Planning Division on an ongoing basis in order to assure the continued affordability of the existing affordable housing stock, specifically mobile homes. An annual report is prepared to assess the effectiveness of the program. In addition, the Mobile Home Park Rent Review Ordinance is a sunset ordinance and is re-enacted every three years.

This program is included in the Housing Section of the Goals, Policies and Programs document of the General Plan, as program 3.3.3-3.(3).

- (4) "Prepare and implement an ordinance for the unincorporated areas of the Coastal Zone (as required by the Government Code), so that low and moderate income housing units are replaced when converted or demolished."

During the five-year planning period (1983-1988) of the previous Housing Element, approximately 19 units serving low and moderate income households were removed and replaced with 22 new low and moderate income units in the Coastal Zone.

The County did not prepare an ordinance to ensure replacements of low and moderate income housing during the five-year planning period. However, in light of this shortcoming the Housing Section of the Goals, Policies and Programs document of the General Plan includes policy 3.3.2-2.(2) in order to ensure that affordable housing in the Coastal Zone is replaced when demolished or converted. Since all demolitions in the Coastal Zone require a discretionary permit, this policy has the same effect as an ordinance.

- (5) "Establish a resale control mechanism designed to assure the long-term affordability of units specifically sold as "affordable" and that are in developments which were granted a density bonus or other incentive. The mechanism for the sale or resale process should include:

- A mechanism for selecting and qualifying eligible households (qualifications should be based on a percentage of the median income in the County adjusted for family size).
- A mechanism for determining resale price (it should be based on the original selling price), plus value of improvements added by the owner, plus an increase in value based on the Countywide median income published by HUD.
- A deed restriction which gives first right of refusal to the Area Housing Authority or its assignee."

A Zoning Ordinance Amendment was adopted in 1986 to assure the long-term affordability of units that are sold as "affordable". The requirements of the above policy/program are continued through policy 3.3.2-4.(4) of the Housing Section of the Goals, Policies and Programs of the General Plan, as well as Article 16 of the County Zoning Ordinance.

- (6) "When Area Plans are updated or amended, discourage the conversion of existing residentially developed areas to other land uses."

The County continues to implement this policy on an ongoing basis as Area Plans are developed or updated. Area Plans are required to be consistent with the Countywide General Plan and other County policies. Based on this, the above policy/program which discourages the conversion of existing residentially developed areas to other land uses, is considered when Area Plans are updated or amended. In addition, policy 3.3.2-2.(1) has been included in the current Housing Section of the Goals, Policies and Programs document of the General Plan in order to preserve the existing housing stock.

o Housing Rehabilitation

Goals/Objectives: "Improve the condition of existing substandard housing and housing otherwise in need of rehabilitation" was cited as the Housing Rehabilitation goal in the previous housing element. To attain this goal the following objectives were identified:

- "Continue and expand the existing housing rehabilitation programs."
- "Promote the improvement of housing by supporting existing energy conservation and weatherization programs."

The Housing Rehabilitation objectives listed above identified the need to rehabilitate dwelling units which do not have plumbing as well as the need to identify areas where rehabilitation of units would be beneficial.

The policies/programs described below were identified in the previous Housing Element to meet these objectives. In addition, the Housing Section of the Goals, Policies and Programs document of the General Plan includes goals 3.3.1-4.(1) and (2) to improve the condition of substandard housing.

Policies/Programs: The 1984 Housing Element identified two Housing Rehabilitation policies/programs, in addition to policies/programs (1) and (2) of the Housing Preservation Section, to meet the goals and objectives listed above. The policies/programs are described below:

- (1) "Continue existing housing rehabilitation programs and apply for additional State and Federal funds for the rehabilitation of owner and renter occupied housing units. The funds should be used to improve substandard units which are located in the unincorporated area of the County."

This program continues to be implemented on an ongoing basis. The Area Housing Authority administers the housing rehabilitation program utilizing CDBG funds and program income from previous loans. Between 1983 and 1988, approximately 34 homes were rehabilitated in the unincorporated area of Ventura County. The average cost to rehabilitate the homes was approximately \$5,000.

This program is included in the Housing Section of the Goals, Policies and Programs document of the General Plan, as program 3.3.3-4.(1).

- (2) "Contribute to the affordability of both rental and ownership housing by supporting the existing energy conservation and weatherization programs administered by the Commission on Human Concerns (CHC) or other entities for existing housing units."

The energy conservation and weatherization programs continue to be primarily administered by the CHC. The State Department of Economic Opportunity and the Southern California Gas Company also contribute to this program. Between 1983 and 1988, approximately 9,580 homes countywide were weatherized by these agencies. To continue improving the energy and weather efficiency condition of housing,

this program is included in the Housing Section of the Goals, Policies and Programs document of the General Plan as program 3.3.3-4.(2). The Housing Section also includes a policy to coordinate its housing rehabilitation programs with other public and private agencies (See policy 3.3.2-3).

o Housing Opportunities

Goals/Objectives: The Housing Opportunity goal identified in the previous Housing Element was "to increase housing opportunities for persons of all income levels, with special emphasis on low and moderate income person, including the elderly, single-headed households, large families, farmworkers, handicapped and homeless." The objectives set forth to promote housing opportunities include:

- "Strive to maintain at least a 3% vacancy rate in both rental and ownership housing Countywide."
- "Provide 1,227 privately constructed, upper income housing units in the unincorporated area of Ventura County by 1988."
- "Provide 603 privately constructed, moderate income housing units in the unincorporated area of Ventura County by 1988."
- "Provide 702 privately constructed, low income housing units in the unincorporated area of Ventura County by 1988."
- "Provide 513 very low income housing units in the unincorporated area of Ventura County by 1988."
- "Facilitate the construction of housing which is suited to the needs of all low income groups, (i.e. farmworkers, elderly, handicapped, single-headed families, large families or homeless)."
- "Assist low and moderate income households to purchase or rent homes."
- "Provide affordable housing unit opportunities in the unincorporated areas of the Coastal Zone."

In 1987, according to the Federal Home Loan Bank of San Francisco, the market vacancy rate for the unincorporated area of Ventura County was 1.5%. Likewise the market vacancy rate for the entire County was 1.5%. This rate fell short of the 3% vacancy rate objective identified in the previous Housing Element.

During the period of the previous Housing Element, the County's tracking and data base system did not include affordability characteristics. Due to the unavailability of this information, affordability assumptions were utilized for reporting the progress in meeting the housing objectives. The following assumptions were utilized:

- Single-family, detached units are generally targeted for upper-income households.

- Single-family attached units are generally targeted for moderate-income households.
- Second dwelling, mobilehomes, and multi-family units are generally targeted for low-income households.
- Public assisted units and farmworker-caretaker units are generally targeted for very low-income households.

Between 1983 and 1988, approximately 1,538 single-family detached housing units were constructed in the unincorporated area of Ventura County. Based on the above assumption that single-family detached units are generally targeted for upper-income families, the objective for upper income families (1,227 units) was exceeded by 311 units.

During the 1983-88 planning period, approximately 200 single-family attached units were constructed in the unincorporated area of Ventura County. This number met 33% of the moderate-income housing objective of 603 units.

Approximately 671 units to serve low-income families were constructed during the planning period. Between 1983 and 1988, 214 second dwellings or "granny flats" and 331 multi-family units were constructed. In addition, 63 mobile homes were installed. Two projects, comprising 63 units specifically targeted for low-income families were also approved and constructed during this time period. Of the 63 units, approximately 18 were senior units. Based on this, the County met 95% of the low-income housing objective of 702 units.

Between 1983 and 1988, approximately 250 units targeted for very-low income families were approved or are under construction. In 1986, the County Board of Supervisors approved two projects, comprising 128 units. Of these, 100 provide housing for farmworker families. In addition, a 122 multi-family housing project is under construction in Saticoy. Based on this, the County met approximately 50% of the very low-income housing objective of 513 units.

In addition, the County established policies/programs to facilitate the construction of housing which will be suited to the needs of all low income groups, to assist low and moderate income households to purchase or rent homes, and to provide affordable housing unit opportunities in the unincorporated areas of the Coastal Zone in the 1984 Housing Element. A description of these policies/programs and the progress of their implementation is included in the Policies/Programs section below.

The overall goal of increasing housing opportunities for persons of all income levels has been included in the Housing Section of the Goals, Policies and Programs of the General Plan as goal 3.3.1-5. In addition, the Housing Opportunity objectives listed above have been incorporated in the Housing Section as goals 3.3.1-5.(1) through (8). Further, the housing objectives identified in the Housing Section of the General Plan reflect the Southern California Association of Governments (SCAG) Regional Housing Needs Assessment numbers (1989-1994).

Policies/Programs: The 1984 Housing Element identifies thirteen policies and programs to meet the Housing Opportunities goals and objectives described above. The policies/programs are described below:

- (1) "Ensure that Area Plans are consistent with Federal and State programs and that they attempt to accomplish the following:
 - Increase density, where appropriate, to reduce the cost of land per unit.
 - Ensure an appropriate mix of residential densities.
 - Redesignate, where appropriate, any non-residential land which is determined to be excess to a residential land use designation in order to increase the land available for housing.
 - Discourage the conversion of existing residentially developed or designated areas to other land uses.
 - Ensure that there is enough residential land to meet planned employment opportunities and that there is a balanced amount of commercial, industrial and residential land use designations.
 - Develop a Master Environmental Assessment or Environmental Impact Report for the area encompassed by the Area Plan which could reduce processing time associated with subsequent environmental documents for residential projects."

This policy/program continues to be implemented by the County on an ongoing basis as Area Plans are developed or updated. The County requires Area Plans to be consistent with the Countywide General Plan and other County policies. Based on this, the above policy is considered when developing or updating an Area Plan. In addition, this policy has been included in the Housing Section of the Goals, Policies and Programs document of the General Plan as Policy 3.3.2-4.(1).

- (2) "Increase the land available for the construction of low income housing units, when funds are available, by making available (through purchase or lease) surplus, publicly owned land (including Federal and State owned land), or other available sites."

This policy/program continues to be implemented by the County on an ongoing basis. This policy has been included in the Housing Section of the Goals, Policies and Programs document of the General Plan as policy 3.3.3-4.(3). The policy has been modified in order to provide first opportunity at available land to the Area Housing Authority.

- (3) "Continue the ongoing program to review, evaluate and modify zoning and development standards, where appropriate, to reduce development costs. Priorities for review should be jointly established by the County and the building industry."

This program continues to be implemented by the County of Ventura on an ongoing basis. As a result, the following changes to development standards have been made:

- The requirement for two garage parking spaces per dwelling was amended to allow two covered (i.e. carport) spaces per dwelling in lieu of a garage.
- Mobile homes are now allowed as a single-family residence in zones where single-family dwellings are allowed.
- Second dwellings are now allowed in single-family zoning districts, provided that the second dwellings do not exceed specified limitations on gross floor area and provided that certain setback limitations are met.

This program has been included in the Housing Section of the Goals, Policies and Programs document of the General Plan as program 3.3.3-5.(1).

- (4) "Offer a 25% zoning density bonus for residential projects which provide a minimum of 1) 25% of the units for low and moderate income households, 2) 10% of the units for lower income households, or 3) 50% of the units for senior citizens households. These units should have strict resale or rental controls attached to them."

As previously mentioned, Article 16 of the County Zoning Ordinance was adopted in 1986, in order to encourage the construction of housing for the elderly or low and moderate households. The Housing Section of the Goals, Policies and Programs document of the General Plan, includes policy 3.3.2-4.(4) and (5) and programs 3.3.3-5.(7) and (8), which provide for the continued implementation of Article 16 and Article 19 of the County Zoning Ordinance.

Article 16 was modified to be consistent with changes in State law. According to State law, moderate income housing projects no longer are eligible to receive a density bonus and other development incentives as specified under Section 65915 of the Government code. Eligible developments will include lower income and senior units. A qualified lower income and senior housing development must include at least five dwelling units and provide (1) 20 percent of the total units of the housing development for sale or rent to lower income households, or (2) 10 percent of the total units of a housing development for sale or rent to very low income households, or (3) 50 percent of the total units of a housing development for sale or rent to senior households. The affordability maintenance requirement must be extended from 16 years to 30 years in certain situations.

In addition, the County prepared Article 19 of the Zoning Ordinance which, like Article 16 offers density bonus or other development incentives in order to encourage condominiums affordable to lower and moderate income households. A qualified condominium conversion project must include at least five dwelling units and provide (1) 33 percent of the total units of the condominium conversion project for sale to moderate income households, or (2) 15

percent of the total units of the condominium conversion project for sale to lower income households. The affordability maintenance requirement for condominium conversion projects is 30 years.

- (5) "Develop an inclusionary housing ordinance for the Coastal Zone as required by the Government Code to ensure the availability of affordable housing."

An inclusionary housing ordinance was not developed by the County. In addition, this program was not included in the Housing Section of the Goals, Policies and Programs document of the General Plan because the Government Code does not require inclusionary housing ordinances. Moreover, an inclusionary housing ordinance could be legally challenged because it cannot show a nexus (cause and effect) relationship between proposed housing and the requirement for "affordable" housing units.

- (6) "Establish a priority processing procedure which will reduce processing time of low income housing projects to reduce the developer's holding costs for land which directly affects the final cost of housing."

This policy/program was not established because it was found that all of the project processing steps as required in Ventura County were necessary to comply with State laws and no steps could be reasonably eliminated. In addition, the Building Industry opposed preferential treatment of "affordable" housing projects at the expense of conventional housing. This program was not included in the Housing Section of the Goals, Policies and Programs document of the General Plan.

- (7) "Continue to apply the existing reimbursement procedure for original developers of major capital improvements."

The County requires that developers provide for necessary capital improvements prior to development. On occasion, the improvements may benefit other property owners in an area, who could subsequently develop their property, but not have to pay for the facility improvements.

Guided by Sections 66483 and 66485 of the Government Code, the County has on occasion established reimbursement programs to defray costs of constructing drainage facilities within Ventura County. In these instances, the County has required that the original developer advance the funding to create a local drainage area. Subsequent developers within this area are required to pay a fee for the drainage facility improvements. A portion of the fee is reimbursed to the original developer. Reimbursement programs have also been established by special districts (i.e. Flood Control and Waterworks Districts) in order to levy and collect fees from properties benefitting from improvements.

Reimbursement programs are not always feasible for all major capital improvements. However, when reimbursement programs are established, the County adheres to the reimbursement provisions of the Government Code.

Therefore, this policy/program is not included in the Housing Section of the Goals, Policies and Programs document of the General Plan.

- (8) "Expand the existing Mortgage Revenue Bond Financing Program and initiate a Multi-Family Bond Financing Program to provide low and moderate income housing in the County."

This program continues to be administered by the County on an ongoing basis in order to facilitate low and moderate income housing. The County of Ventura initiated two housing bond issues (1982) to assist first time home buyers. Issue I was for the principal amount of \$36.2 million and has subsequently been retired. Bond Issue II is currently being implemented by the County. The principal amount of this issue is \$33.8 million. This program has been included in the Housing Section of the Goals, Policies and Programs document of the General Plan as program 3.3.3-5.(2).

- (9) "Continue to apply for Federal and State funds and grants to the fullest extent possible in order to develop affordable owner-occupied and rental housing for low and moderate income households, and for those with identified special needs (farmworkers, elderly, handicapped, homeless). Encourage and support other housing agencies and non-profit organizations concerned with housing to apply for all available funds for low and moderate income households and for those with identified special needs."

This program continues to be implemented by the County on an ongoing basis. The County has continued to apply for CDBG funds in order to facilitate the development of affordable housing.

For the past ten years Cabrillo Economic Development Corporation (CEDC), a non-profit organization in Ventura County, has actively participated in providing affordable owner-occupied and rental housing for low and moderate income households, as well as groups with identified special needs. Since 1981, the CEDC has received approximately \$718,000 in CDBG funds from the County of Ventura. During the planning period of the previous housing element (1983-1988), the CEDC received \$345,000 to provide affordable housing in the County. The CEDC has utilized these funds as seed monies to initiate development of approximately 328 low and moderate-income units. A breakdown of these units include, 62 low-income units, 89 low-income farmworker units, 150 low-income senior units and 27 moderate-income units.

This program has been included in the Housing Section of the Goals, Policies and Programs document of the General Plan as program 3.3.3-5.(3). In addition, policy 3.3.2-4.(2) of the Housing Section states that the County shall give priority in providing housing assistance to those groups with demonstrated special needs, such as the elderly, handicapped, large families, single-headed households, farmworkers and the homeless was included to promote housing opportunities for persons with special needs.

- (10) "Continue the Section 8, Housing Assistance Payments Program to provide subsidies to eligible low income households."

This program continues to be implemented by the Area Housing Authority on an ongoing basis. Currently, the Area Housing Authority provides rent subsidies to 1,736 low income households through the Section 8 program. This program has been included in the Housing Section of the Goals, Policies and Programs document of the General Plan as program 3.3.3-5.(4).

- (11) "Form a task force committee comprised of city and county agencies and other public agencies interested in and involved in housing for the homeless. The committee will be charged with studying the number of homeless persons in the County and seeking feasible and effective ways of housing them, and researching the funding sources available to deal with the problem."

The Commission on Human Concerns formed the task force in 1984. This task force later merged with the Ventura County Homeless Coalition since many of the task force members were also members of the Coalition. A survey of homeless persons was conducted in 1984 by the Coalition. The survey revealed that there are approximately 5,000 homeless persons in Ventura County at any given time. To continue seeking feasible and effective ways of housing the homeless, a program has been included in the Housing Section of the Goals, Policies and Programs document of the General Plan as program 3.3.3-5.(5).

- (12) "Develop alternative procedures for, and report back to the Board of Supervisors on, the deferment of processing fees for low and moderate income housing projects."

The County has not developed this alternative procedure. Generally, the cost for processing a permit is incurred by the developer, so that it is not assumed by the taxpayer. Unless alternative funds are available, the costs of deferred processing fees for "affordable" units would be incurred by the general taxpayer through the County general fund. Although this policy/program was not developed, the Housing Section of the General Plan includes program 3.3.3-5.(6), which calls for a study to be conducted regarding deferment of processing fees for low and moderate income housing projects.

- (13) "Develop alternative procedures for, and report back to the Board of Supervisors on, the deferment of improvement fees, which are under the purview of the County for low and moderate income housing projects."

As required by Section 66007 of the Government Code, the County of Ventura defers improvement fees until the date of final inspection or the date the certificate of occupancy is issued, whichever is first for residential developments.

Although, the County follows the requirements set forth by Section 66007 of the Government Code regarding improvement fee deferments, the Housing Section of the General Plan

includes program 3.3.3-5.(6), which calls for a study to be conducted regarding deferment of improvement fees for low and moderate income housing projects.

o Housing Diversity

Goals/Objectives: "Promote a diversity of housing types, tenure, and price" was cited as the Housing Diversity goal in the 1984 Housing Element. To achieve this goal the County identified three objectives. The objectives included:

- "Increase the number of multi-family rental units in areas which have a disproportionately high percentage of single-family housing units."
- "Strive for an equal distribution of housing types and prices throughout the unincorporated County."
- "Promote the utilization of manufactured homes in the unincorporated County where economically advantageous."

In 1985, the County Zoning Ordinance was amended to allow mobile homes and manufactured homes as single-family residences. Prior to this change, mobile and manufactured homes were allowed only as accessory dwellings (e.g. caretaker).

In addition to the policies/programs listed under the Housing Opportunity Section, the 1984 Housing Element established two policies/programs to meet the objectives identified above. A description of these policies/programs and the progress of their implementation are provided in the following section.

The Housing Diversity goal remains the same as in the 1984 Housing Element. The objectives listed above have been incorporated as goals 3.3.1-6.(1) through (3) in the Housing Section of the Goals, Policies and Programs document of the General Plan.

Policies/Programs: The previous Housing Element identified two policies/programs in order to promote housing diversity. The policies/programs are described below:

- (1) "Amend the Zoning Ordinance to require minimum (as well as maximum) housing densities in the Residential Planned Development subzones."

In 1986, the Zoning Ordinance was amended to require a minimum project density of 60% of that specified under the Residential Planned Development subzone. This policy/program is no longer appropriate, since the County Zoning Ordinance was amended to reflect the above requirement.

- (2) "Study the possibility of offering additional density bonuses or other incentives to encourage the construction of low and moderate income multi-family rental units."

Article 16 of the County Zoning Ordinance was adopted in 1986, to encourage the construction of affordable/elderly housing. In addition, Article 16 must reflect State law changes. Moderate income housing developments are no longer eligible to receive bonus density or other

development incentives. Bonus density and other development incentives will be offered to lower income or senior housing projects. A qualified lower income or senior housing development must include at least five dwelling units and provide (1) 20 percent of the total units of the housing development for sale or rent to lower income households, or (2) 10 percent of the total units of housing development for sale or rent to very low income households, or (3) 50 percent of the total units of a housing development for sale or rent to senior households. In addition, the affordability maintenance requirement for the units is extended from 16 years to 30 years.

The Housing Section of the Goals, Policies and Programs document of the General Plan includes policy 3.3.2-4.(4) and program 3.3.3-5.(7) in order to promote housing diversity.

o Housing Equality

Goals/Objectives: The Housing Equality goal identified in the 1984 Housing Element was "to promote housing opportunities for all persons regardless of race, religion, sex, marital status, age, ancestry, national origin, color, or socio-economic status." One objective was cited to promote housing equality. It states that the County will "attempt to eliminate discrimination in housing by supporting Federal, State and local fair housing laws and policies."

The 1984 Housing Element established policies/programs to meet the objective listed above. A description of the policies/programs and the progress of their implementation is provided in the following section.

The Housing Section of the Goals, Policies and Programs document of the General Plan also identifies the promotion of housing opportunities for all persons as the overall Housing Equality goal (See Goal 3.3.1-7). The objective listed above is incorporated as goal 3.3.1-7.(1).

Policies/Programs: The 1984 Housing Element identified one program to promote housing equality:

"Continue the Fair Housing Program to provide a full range of services including counseling and referral, affirmative action, publications relative to fair housing laws, and tenant-landlord rights."

The Commission on Human Concerns (CHC) is the responsible agency charged with implementing this program on an ongoing basis. As of 1986, the Fair Housing Program was discontinued due to unavailability of funds, however, the CHC has continued to provide Landlord/Tenant fair housing assistance through its Legal Services component. Between 1983 and 1988, CHC's Legal Services served 7,440 households countywide. The Area Housing Authority operates a Fair Housing and Counseling Program which provides essentially the same services as the CHC's Fair Housing Program. These services are provided to more than 2,000 persons annually.

The Housing Section of the Goals, Policies and Programs document of the General Plan includes program 3.3.3-6 in order to promote

housing equality in the County. In addition, the Housing Section includes policies 3.3.2-5.(1) and (2) to promote and encourage housing equality in Ventura County.

o Other General Plan Elements and County Policies

Goals/Objectives: The previous Housing Element set forth the following goal: "Ensure that the Housing Element and new housing developments are consistent with the goals, objectives and policies of the various elements of the General Plan and County adopted plans and policies, and ensure that Area Plans are consistent with the goals, objectives, and policies of the Housing Element." The objectives outlined to meet the above goal included:

o "The goals, objectives, and policies of the other elements of the General Plan and other adopted County plans should be considered at the time of permit application for housing development, especially with regard to the following:

- Consistency with adopted population forecasts
- Balance of residential development with employment opportunities
- Preservation and conservation of natural resources
- Recognition of environmental hazards and constraints
- Preservation and promotion of community character
- Availability of existing and planned infrastructure and urban services"

o "Area Plans should be consistent with the goals and objectives of the Housing Element, as they are developed or updated."

In order to meet the objectives listed above, the previous Housing Element set forth policies/programs. A description of these policies/programs and the progress of their implementation is provided in the following section.

The Housing Section of the Goals, Policies and Programs document of the General Plan includes goals 3.3.1-6.(1) and (2) to ensure consistency between the Countywide General Plan elements and other County policies.

Policies/Programs: The 1984 Housing Element identified two objectives to ensure consistency between the Housing Section and other General Plan elements and County policies. These policies/programs are described below:

- (1) "Review residential housing developments entitlement for consistency with all elements of the General Plan and other County adopted plans and policies."

The County continues to implement this policy on an ongoing basis. All permit applications are reviewed for consistency with the General Plan and other County policies during permit processing in order to make findings of

approval. The Housing Section of the Goals, Policies and Programs document of the General Plan includes policy 3.3.2-6.(2) to ensure consistency.

- (2) "As Area Plans are prepared or updated, the goals, objectives, policies and programs of the Housing Element should be incorporated."

The County continues to implement this policy as Area Plans are developed and updated. Area Plans must incorporate the goals, objectives, policies and programs of the Housing Element in order to be consistent with the General Plan.

The Housing Section of the Goals, Policies and Programs document of the General Plan includes policy 3.3.2-6.(1) to ensure that the goals, objectives, policies and programs of the Housing Element are incorporated.

o Housing Element Update

Goals/Objectives: "Ensure the Housing Element is kept up to date" is cited as the Housing Section Update goal. To realize this goal the following objective was set forth:

"Keep the Housing Element current by updating population data on an ongoing basis and by reassessing the goals, objectives and policies of the element, and evaluating the effectiveness of the element's implementation programs every five years."

The 1984 Housing Element established policies/programs in order to meet the objective listed above. A description of the policies/programs and the progress of their implementation is provided in the following section.

The Housing Section of the Goals, Policies and Programs document of the General Plan includes goal 3.3.1-9, which provides for the Housing Section update every five years.

Policies/Programs: The previous Housing Element identified two policies/programs to ensure the update of the Housing Element. These policies/programs are described below:

- (1) "Expand the existing Development Monitoring Program to monitor housing and population trends, and periodically reassess the County's housing needs, objectives and implementation programs."

The County continues to implement the Development Monitoring (DM) Program. The DM program tracks residential development from the time plans are submitted through plan approval, recordation and eventual build-out. The program monitors the number and type of dwelling units for tract maps, parcel maps, and other land divisions. This data is used to determine consistency with the Air Quality Management Plan (AQMP), 208 Water Quality Management Plan, population and dwelling unit projections, transportation planning programs, and for other planning purposes.

In addition, the County prepares a General Plan Annual Report which assesses the status of the General Plan and the progress in its implementation. This report also includes Ventura County's progress in meeting its share of the regional housing needs.

As required by State law, the Housing Element must be updated every five years, or as necessary. The County prepared the update to the 1984 Housing Element in 1988, with minor changes in 1992. The next comprehensive update is required by July 1994.

Policy 3.3.2-7 and program 3.3.3-7.(1) and (2) are included in the Housing Section of the Goals, Policies and Programs of the General Plan to ensure the periodic revisions of the County's housing needs, objectives, and implementation programs.

(2) "Update the Housing Element by 1988."

The 1984 Housing Element was revised in 1988, and subsequently in 1992. In accordance with the five year statutory cycle prescribed by State law, the next comprehensive update of the Housing Section of the General Plan must be completed by July, 1994.

o Conclusions

The goals, policies and programs contained in the current Housing Section of the General Plan are essentially the same as those contained in the 1984 Housing Element, with the exception that they have been updated to include new housing needs objectives for the planning period 1988 to 1994. In addition, the majority of the goals, objectives, policies and programs established in the previous element remain ongoing programs. Further, as indicated by the above evaluation of the previous housing element, the County has been reasonably successful in achieving the goals and objectives and implementing the policies and programs which were established in 1984.

Although significant changes to the goals, objectives, policies, or programs were not proposed as part of the current update cycle, the County will continue to reassess the Housing Section of the Goals, Policies and Programs document and the Land Use Appendix of the General Plan on an ongoing basis. The next five year review is scheduled for July 1994.

3.3.2.11 Coastal Zone Housing

Sections 65588(c) and (d) of the State Government Code state that the Housing Section (or Element) should report on housing activities in the Coastal Zone since January 1, 1982. The required information is presented below:

- (1) New Units: A total of 184 new units were constructed in the Coastal Zone after January 1, 1982.
- (2) New Low and Moderate Income Units: Eleven multi-family structures, five mobile homes, and six single-family attached units were constructed or installed to serve low or moderate income families since January 1982.

- (3) Low and Moderate Income Units Lost: Since 1982, six single-family attached units, one mobile home, and 12 multiple-family units were removed from the Coastal Zone. It is assumed that these dwelling unit types served low and moderate income families.
- (4) Low and Moderate Income Units Replaced: Section 65588(d)(4) of the Government Code requires that the Housing Element evaluate the number of low or moderate income dwelling units that have been required for replacement or authorized to be converted or demolished. No program has yet been initiated to assure that low or moderate income units which are removed are replaced by units which will serve the same income groups. However, as stated above, 22 new low and moderate income units have been constructed in the Coastal Zone since 1982, which exceeds the number of such units which have been removed.

3.3.2.12 Public Participation

Section 65588(c) of the State Government Code requires that local Housing Sections (or Elements) describe the effort to achieve public participation of all economic segments of the community in the development of the Housing Section (or Element). Copies of the draft Housing Section were mailed to the following local interest groups for review and comment:

Ventura River Valley Municipal Advisory Council,
El Rio Municipal Advisory Council,
Oak Park Neighborhood Council,
Piru Neighborhood Council,
Las Posas Citizen's Advisory Committee,
Channel Islands Beach Community Services District,
Area Housing Authority,
Building Industry Association,
Citizens to Preserve the Ojai,
Environmental Coalition,
Chamber of Commerce,
League of Women Voters,
Sierra Club,
Areawide Agency on Aging,
Ventura County Taxpayers,
Ventura County Economic Development Association,
Ventura County Association of Governments,
Transportation Committee and
Ventura County School Board Association.

The proposed Housing Section, along with the remainder of the proposed General Plan and the accompanying Environmental Impact Report, were reviewed in public hearings by the County Environmental Report Review Committee (comprised of County staff agencies), the County Planning Commission, and the County Board of Supervisors. In addition to notification by newspaper announcement of the above hearings, written notification were specifically sent to all of the above-identified groups to advise them of hearing dates and to invite public comment.

3.3.2.13 Preservation of Assisted Housing

Section 65583 of the Government Code requires that jurisdictions conduct an analysis and adopt programs for preserving assisted housing developments in their housing elements by July 1, 1992. For jurisdictions which do not have any projects eligible to convert

within the ten-year analysis period (July 1991 - July 2001), the law requires the housing element state that there are no such units in the local jurisdiction.

Currently, the unincorporated area of Ventura County does not have any publicly assisted units which are eligible to convert to non-low-income housing uses due to termination of subsidy contracts, mortgage prepayments, or expiring use restrictions within the ten-year analysis period. The Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion, compiled for the California Housing Partnership Corporation, provides information on all HUD assisted projects in the State. According to this document, there are no at-risk units listed for the unincorporated area of Ventura County in the document.

State and local programs (i.e., revenue bond programs, redevelopment programs, CDBG programs, in-lieu fee or inclusionary programs, and density bonus programs) which facilitate or provide subsidies for low-income housing are also required by State law to be included in this analysis of assisted units. Ventura County's unincorporated area does not have any housing developments assisted by any of the above programs which are at risk of being lost to non-low-income housing uses within the ten-year analysis period.

FIGURE 3.3.1
1980-2010 POPULATION FORECAST

AREA	CENSUS 4/1/80	1985	1990	1995	2000	2005	2010
RSA 1	487	540	570	620	650	690	730
NORTH HALF NGA	487	540	570	620	650	690	730
RSA 2	133,105	143,290	149,310	160,410	171,470	179,560	187,890
SANTA PAULA GA	20,889	22,320	24,500	26,000	27,500	29,000	30,500
SANTA PAULA NGA	2,958	3,030	3,050	3,050	3,050	3,050	3,050
OJAI GA	8,411	9,070	9,460	9,550	9,630	9,700	9,760
OJAI NGA	2,298	2,540	2,540	2,620	2,700	2,780	2,860
VENTURA GA	83,209	90,100	93,000	102,000	111,000	116,940	123,150
VENTURA NGA	982	1,120	1,150	1,200	1,250	1,300	1,360
VENTURA RIVER GA	12,849	13,500	14,000	14,360	14,680	15,100	15,500
VENTURA RIVER NGA	1,509	1,610	1,610	1,630	1,660	1,690	1,710
RSA 3	195,250	211,100	239,530	262,910	291,930	316,740	343,100
CAMARILLO GA	45,711	52,690	61,560	68,150	74,300	79,340	84,280
CAMARILLO NGA	3,069	3,680	5,050	5,610	6,140	6,640	7,100
LAS POSAS NGA	1,920	2,030	2,130	2,240	2,340	2,440	2,520
OXNARD GA	121,046	127,700	144,000	159,000	180,000	198,000	217,800
OXNARD NGA	4,997	5,000	5,120	5,100	5,100	5,090	5,070
PORT HUENEME GA	18,507	20,000	21,670	22,810	24,050	25,230	26,330
RSA 4	90,105	106,990	128,590	144,850	159,760	174,000	187,340
MOORPARK GA	8,054	14,260	23,020	29,590	35,740	41,690	47,080
MOORPARK NGA	670	690	750	780	810	830	860
SIMI VALLEY GA	80,294	90,640	103,220	112,650	121,170	129,220	136,930
SIMI VALLEY NGA	1,087	1,400	1,600	1,830	2,040	2,260	2,470
RSA 5	96,877	108,300	124,630	137,350	145,040	150,740	153,550
OAK PARK GA	3,617	4,880	13,130	17,350	16,740	16,230	15,730
OAK PARK NGA	228	300	320	340	350	370	390
THOUSAND OAKS GA	91,962	101,910	109,900	118,300	126,500	132,600	135,800
THOUSAND OAKS NGA	1,070	1,210	1,280	1,360	1,450	1,540	1,630
RSA 6	13,350	14,140	16,520	17,780	18,920	20,050	21,160
FILLMORE GA	9,604	10,300	12,230	13,310	14,260	15,220	16,170
FILLMORE NGA	2,182	2,240	2,240	2,230	2,230	2,230	2,240
PIRU GA	1,368	1,400	1,810	1,980	2,150	2,300	2,440
PIRU NGA	196	200	240	260	280	300	310
COUNTYWIDE TOTAL	529,174	584,360	659,150	723,920	787,770	841,780	893,770

County Board of Supervisors
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Ventura County General Plan
Land Use Appendix

RSA = Regional Statistical Area
NGA = Nongrowth Area
GA = Growth Area

FIGURE 3.3.2
1980-2010 DWELLING UNIT FORECAST

AREA	CENSUS 4/1/80	1985	1990	1995	2000	2005	2010
RSA 1	323	340	360	380	399	418	437
NORTH HALF NGA	323	340	360	380	399	418	437
RSA 2	52,199	55,491	59,668	65,431	71,357	76,097	80,921
SANTA PAULA GA	7,233	7,645	8,750	9,559	10,377	11,197	12,103
SANTA PAULA NGA	865	882	934	968	1,002	1,036	1,071
OJAI GA	3,316	3,502	3,797	3,912	4,027	4,127	4,227
OJAI NGA	855	929	966	1,023	1,076	1,135	1,187
VENTURA GA	33,811	36,184	38,430	42,857	47,436	50,842	54,249
VENTURA NGA	627	674	698	721	744	767	791
VENTURA RIVER GA	4,916	5,074	5,467	5,742	6,017	6,292	6,568
VENTURA RIVER NGA	576	601	626	649	678	701	725
RSA 3	66,247	71,365	83,939	95,141	108,565	120,255	132,528
CAMARILLO GA	16,804	19,089	23,144	26,314	29,484	31,484	33,484
CAMARILLO NGA	819	960	1,508	1,741	1,973	2,206	2,438
LAS POSAS NGA	580	643	608	666	723	781	838
OXNARD GA	39,815	42,029	48,980	55,986	65,217	73,881	83,130
OXNARD NGA	1,287	1,293	1,398	1,454	1,509	1,565	1,620
PORT HUENEME GA	6,942	7,351	8,301	8,980	9,659	10,338	11,018
RSA 4	26,724	31,616	40,109	46,801	53,492	60,184	66,877
MOORPARK GA	2,476	4,361	7,379	9,830	12,281	14,732	17,184
MOORPARK NGA	267	269	304	322	340	358	377
SIMI VALLEY GA	23,534	26,425	31,761	35,875	39,988	44,102	48,215
SIMI VALLEY NGA	447	561	665	774	883	992	1,101
RSA 5	33,663	37,216	44,303	50,117	54,424	57,981	60,539
OAK PARK GA	1,078	1,447	4,091	5,598	5,598	5,598	5,598
OAK PARK NGA	76	95	110	120	130	140	150
THOUSAND OAKS GA	31,902	35,019	39,400	43,650	47,900	51,400	53,900
THOUSAND OAKS NGA	607	655	702	749	796	843	891
RSA 6	4,228	4,321	5,433	6,035	6,637	7,240	7,841
FILLMORE GA	3,055	3,129	4,048	4,544	5,040	5,536	6,032
FILLMORE NGA	729	740	775	797	820	843	866
PIRU GA	380	388	528	603	677	751	825
PIRU NGA	64	64	82	91	100	110	118
COUNTYWIDE TOTAL	183,384	200,342	233,812	263,905	294,874	322,175	349,143

County Board of Supervisors
May 1985

Ventura County General Plan
Land Use Appendix

RSA = Regional Statistical Area
NGA = Nongrowth Area
GA = Growth Area

FIGURE 3.3.3

1980-2010 POPULATION PER DWELLING UNIT RATIO FORECAST

AREA	CENSUS 4/1/80	1985	1990	1995	2000	2005	2010
RSA 1	1.51	1.59	1.58	1.63	1.63	1.65	1.67
NORTH HALF NGA	1.51	1.59	1.58	1.63	1.63	1.65	1.67
RSA 2	2.55	2.58	2.50	2.45	2.40	2.36	2.32
SANTA PAULA GA	2.89	2.92	2.80	2.72	2.65	2.59	2.52
SANTA PAULA NGA	3.42	3.44	3.27	3.15	3.04	2.94	2.85
OJAI GA	2.54	2.59	2.49	2.44	2.39	2.35	2.31
OJAI NGA	2.69	2.73	2.63	2.56	2.51	2.45	2.41
VENTURA GA	2.46	2.49	2.42	2.38	2.34	2.30	2.27
VENTURA NGA	1.57	1.66	1.65	1.66	1.68	1.69	1.72
VENTURA RIVER GA	2.61	2.66	2.56	2.50	2.44	2.40	2.36
VENTURA RIVER NGA	2.62	2.68	2.57	2.51	2.45	2.41	2.36
RSA 3	2.95	2.96	2.85	2.76	2.69	2.63	2.59
CAMARILLO GA	2.72	2.76	2.66	2.59	2.52	2.52	2.52
CAMARILLO NGA	3.52	3.52	3.35	3.22	3.11	3.01	2.91
LAS POSAS NGA	3.69	3.68	3.50	3.36	3.24	3.12	3.01
OXNARD GA	3.04	3.04	2.94	2.84	2.76	2.68	2.62
OXNARD NGA	3.88	3.87	3.66	3.51	3.38	3.25	3.13
PORT HUENEME GA	2.67	2.72	2.61	2.54	2.49	2.44	2.39
RSA 4	3.37	3.38	3.21	3.10	2.99	2.89	2.80
MOORPARK GA	3.25	3.27	3.12	3.01	2.91	2.83	2.74
MOORPARK NGA	2.51	2.57	2.47	2.42	2.38	2.32	2.28
SIMI VALLEY GA	3.41	3.43	3.25	3.14	3.03	2.93	2.84
SIMI VALLEY NGA	2.43	2.50	2.41	2.36	2.31	2.28	2.24
RSA 5	2.88	2.91	2.81	2.74	2.67	2.60	2.54
OAK PARK GA	3.36	3.37	3.21	3.10	2.99	2.90	2.81
OAK PARK NGA	3.00	3.16	2.90	2.83	2.69	2.64	2.60
THOUSAND OAKS GA	2.88	2.91	2.79	2.71	2.64	2.58	2.52
THOUSAND OAKS NGA	1.76	1.85	1.82	1.82	1.82	1.83	1.83
RSA 6	3.16	3.27	3.04	2.95	2.85	2.77	2.70
FILLMORE GA	3.14	3.29	3.02	2.93	2.83	2.75	2.68
FILLMORE NGA	2.99	3.02	2.89	2.80	2.72	2.65	2.59
PIRU GA	3.60	3.61	3.42	3.28	3.18	3.06	2.96
PIRU NGA	3.06	3.13	2.93	2.86	2.80	2.73	2.63
COUNTYWIDE TOTAL	2.89	2.92	2.82	2.74	2.67	2.61	2.56

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RSA = Regional Statistical Area
NGA = Nongrowth Area
GA = Growth Area

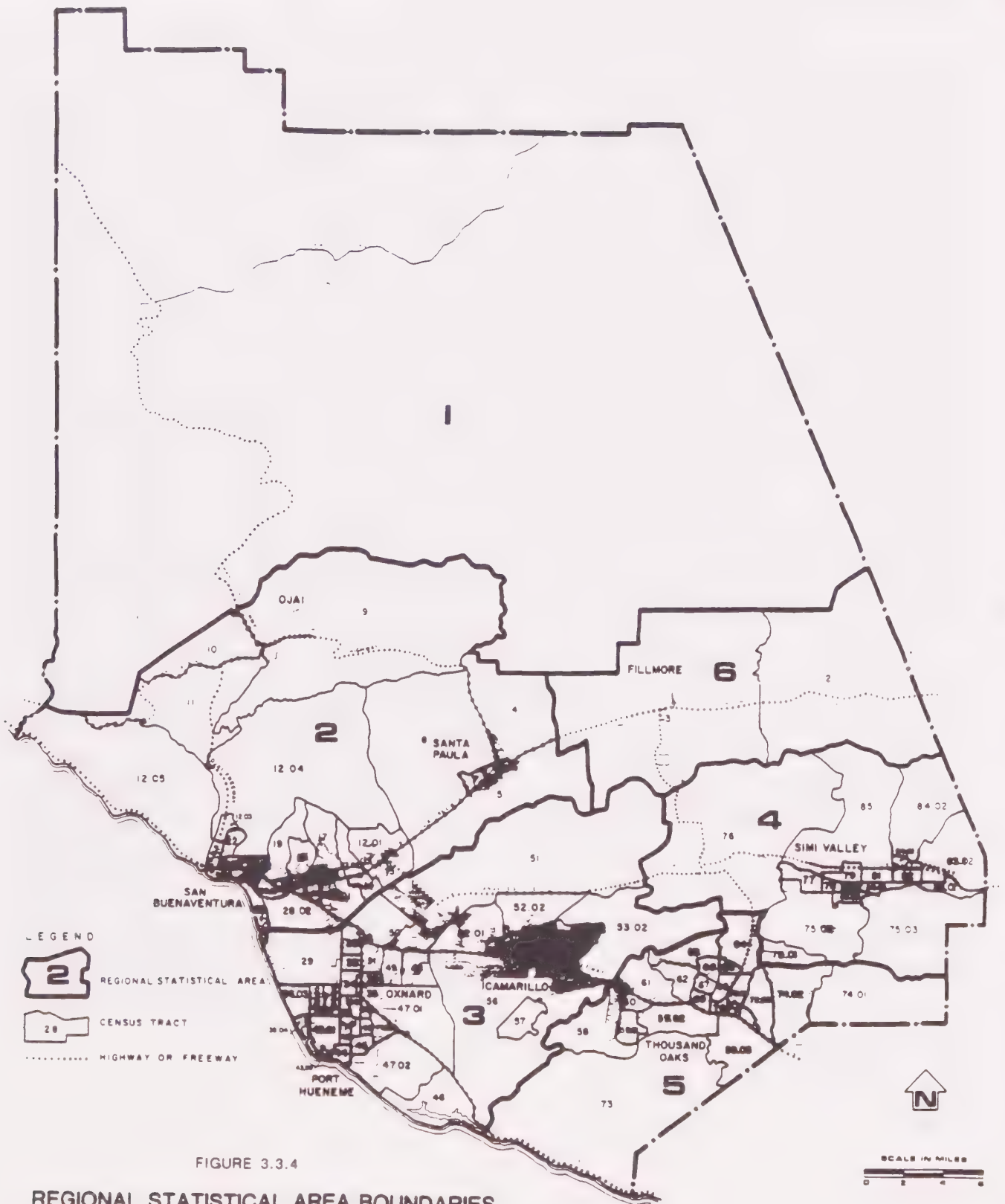


FIGURE 3.3.5
COMPARISON OF YEAR 2000 POPULATION FORECASTS

AREA	TREND	1980 WATER QUALITY PLAN	1982 WATER QUALITY PLAN	1985 ADOPTED FORECAST	LOW RANGE HOLDING CAPACITY	HIGH RANGE HOLDING CAPACITY
RSA 1	644	650	725	650	509	8,150
NORTH HALF NGA	644	650	725	650	509	8,150
RSA 2	158,510	168,925	173,931	171,470	218,153	281,345
SANTA PAULA GA	23,765	24,758	26,131	27,500	16,695	33,265
SANTA PAULA NGA	2,848	2,952	3,159	3,050	675	10,828
OJAI GA	23,415	21,678	24,692	24,310	17,750	30,994
OJAI NGA	4,597	5,957	4,803	4,360	3,664	14,695
VENTURA GA	102,499	110,969	112,781	111,000	175,894	184,190
VENTURA NGA	1,386	2,611	2,365	1,250	3,475	7,373
RSA 3	235,288	307,535	310,371	291,930	214,388	406,794
CAMARILLO GA	66,591	78,050	78,050	74,300	68,385	86,169
CAMARILLO NGA	3,269	11,901	9,851	6,140	1,966	6,593
LAS POSAS NGA	3,802	1,444	1,444	2,340	1,989	8,745
OXNARD GA	135,618	184,590	191,024	180,000	121,211	271,264
OXNARD NGA	4,435	4,650	5,102	5,100	4,316	6,598
PORT HUENEME GA	21,573	26,900	24,900	24,050	16,521	27,425
RSA 4	141,287	153,440	146,570	159,760	149,500	244,459
MOORPARK GA	30,302	29,177	21,677	35,740	26,400	43,766
MOORPARK NGA	652	933	1,363	810	455	2,385
SIMI VALLEY GA	108,192	121,165	121,165	121,170	122,024	192,660
SIMI VALLEY NGA	2,141	2,165	2,365	2,040	621	5,648
RSA 5	128,637	164,455	161,288	145,040	121,765	283,635
OAK PARK GA	7,870	17,000	14,121	16,740	15,712	23,259
OAK PARK NGA	426	250	201	350	1,783	5,490
THOUSAND OAKS GA	118,869	144,892	144,592	126,500	103,913	251,312
THOUSAND OAKS NGA	1,472	2,313	2,374	1,450	857	6,574
RSA 6	13,127	16,300	18,420	18,920	11,200	41,328
FILLMORE GA	9,529	12,950	14,264	14,260	8,530	19,349
FILLMORE NGA	2,108	2,250	2,442	2,230	549	8,813
PIRU GA	1,312	760	1,435	2,150	1,491	2,725
PIRU NGA	178	340	279	280	650	10,441
COUNTYWIDE TOTAL	677,493	811,305	811,305	787,770	716,035	1,268,711

Source: As stated above each column.
Holding Capacity Data are
from Figure 3.2.5.

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RSA = Regional Statistical Area
NGA = Nongrowth Area
GA = Growth Area

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FIGURE 3.3.6
COMPARISON OF YEAR 2000 DWELLING UNIT FORECASTS

AREA	TREND	1980 WATER QUALITY PLAN	1982 WATER QUALITY PLAN	1985 ADOPTED FORECAST	LOW RANGE HOLDING CAPACITY	HIGH RANGE HOLDING CAPACITY
RSA 1	395	490	483	399	312	5,000
NORTH HALF NGA	395	490	483	399	312	5,000
RSA 2	66,061	64,851	71,454	71,357	88,000	112,816
SANTA PAULA GA	8,968	8,746	9,787	10,377	6,300	12,553
SANTA PAULA NGA	937	934	970	1,002	222	3,562
OJAI GA	9,680	8,060	9,877	10,044	7,012	12,204
OJAI NGA	1,848	2,206	1,921	1,754	1,422	5,731
VENTURA GA	43,803	43,907	47,997	47,436	70,925	74,270
VENTURA NGA	825	998	902	744	2,119	4,496
RSA 3	87,766	109,982	113,601	108,565	80,212	150,263
CAMARILLO GA	26,425	29,478	31,135	29,484	27,137	34,194
CAMARILLO NGA	1,051	3,182	2,997	1,973	632	2,120
LAS POSAS NGA	1,177	560	560	723	614	2,699
OXNARD GA	49,137	66,199	67,064	65,217	43,917	98,284
OXNARD NGA	1,312	1,656	1,845	1,509	1,277	1,952
PORT HUENEME GA	8,664	8,907	10,000	9,659	6,635	11,014
RSA 4	47,322	49,467	51,423	53,492	49,804	82,071
MOORPARK GA	10,413	9,743	7,613	12,281	9,072	15,040
MOORPARK NGA	275	289	440	340	191	1,002
SIMI VALLEY GA	35,707	38,711	42,473	39,988	40,272	63,584
SIMI VALLEY NGA	927	724	897	883	269	2,445
RSA 5	48,623	56,350	57,369	54,424	45,750	108,626
OAK PARK GA	2,632	6,660	4,755	5,598	5,255	7,779
OAK PARK NGA	156	70	67	130	663	2,041
THOUSAND OAKS GA	45,026	48,566	51,639	47,900	39,361	95,194
THOUSAND OAKS NGA	809	1,054	908	796	471	3,612
RSA 6	4,620	5,635	6,153	6,637	3,917	14,663
FILLMORE GA	3,367	4,530	4,771	5,040	3,014	6,837
FILLMORE NGA	775	750	814	820	202	3,240
PIRU GA	414	235	475	677	469	857
PIRU NGA	64	120	93	100	232	3,729
COUNTYWIDE TOTAL	254,787	283,322	300,483	294,874	267,995	473,439

Source: As stated above each column.
Holding Capacity Data are
from Figure 3.2.5.

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RSA = Regional Statistical Area
NGA = Nongrowth Area
GA = Growth Area

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FIGURE 3.3.7

1988 EXISTING HOUSING NEED
BY JURISDICTION

JURISDICTION	1988 HOUSEHOLDS ¹	LOW-INCOME HOUSEHOLDS OVERPAYING FOR SHELTER ²	PERCENTAGE OF LOW- INCOME HOUSEHOLDS ³
CAMARILLO	17,318	1,807	10.4%
FILLMORE	3,341	500	14.9%
MOORPARK	6,688	960	14.3%
OJAI	2,900	572	19.7%
OXNARD	38,134	7,649	20.0%
PORT HUENEME	6,754	1,116	16.5%
SAN BUENAVENTURA	35,093	6,522	18.5%
SANTA PAULA	7,717	1,375	17.8%
SIMI VALLEY	29,209	3,246	11.1%
THOUSAND OAKS	34,408	4,021	11.6%
UNINCORPORATED	27,818	3,058	10.9%
COUNTYWIDE TOTAL	209,380	30,826	14.7%

SOURCE: Southern California Association of Governments,
1988 Regional Housing Needs Assessment

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¹1988 State Department of Finance (DOF) estimate.

²1980 Census.

³Low-income households (column 2) divided by 1988 Households (column 1).

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FIGURE 3.3.8
1989-1994 FUTURE HOUSING NEEDS
BY JURISDICTION

JURISDICTION	HOUSEHOLD GROWTH ¹	VACANCY ADJUSTMENT ²	DENOLITION ADJUSTMENT ³	FUTURE HOUSING NEED (1989-1994) ⁴
CAMARILLO	2,598	293	32	2,923
FILLMORE	269	44	25	338
MOORPARK	2,750	(-12)	5	2,743
OJAI	112	21	8	141
OXNARD	3,341	965	48	4,354
PORT HUENEME	540	99	5	644
SAN BUENAVENTURA	3,507	566	43	4,116
SANTA PAULA	487	96	37	620
SIMI VALLEY	4,132	610	38	4,780
THOUSAND OAKS	5,038	512	42	5,592
UNINCORPORATED	2,576	214	88	2,878
COUNTYWIDE TOTAL	25,350	3,408	371	29,129

SOURCE: Southern California Association of Governments,
1988 Regional Housing Needs Assessment

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¹Forecasted 1994 households (GMP data) minus total 1988 households (DOF data) multiplied by 0.769.

²Existing vacancy need plus future vacancy need.

³Actual number of demolitions (1984-1986) multiplied by 1.66.

⁴Household growth plus vacancy adjustment plus demolition adjustment.

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FIGURE 3.3.9

**FUTURE HOUSING NEEDS
BY INCOME CATEGORY**

(July 1989 to July 1994)

JURISDICTION	VERY-LOW INCOME	LOW INCOME	MODERATE INCOME	HIGH INCOME	TOTAL
CAMARILLO	449	544	616	1,314	2,923
FILLMORE	45	71	91	131	338
MOORPARK	444	515	706	1,078	2,743
OJAI	17	28	41	55	141
OXNARD	745	974	1,101	1,534	4,354
PORT HUENEME	102	122	188	232	644
SAN BUENAVENTURA	698	1,044	892	1,482	4,116
SANTA PAULA	83	138	187	212	620
SIMI VALLEY	612	693	1,069	2,406	4,780
THOUSAND OAKS	791	882	1,086	2,833	5,592
UNINCORPORATED	485	664	570	1,159	2,878
COUNTYWIDE TOTAL	4,471	5,675	6,547	12,436	29,129

SOURCE: Southern California Association of Governments,
1988 Regional Housing Needs Assessment

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FIGURE 3.3.10

ADJUSTED FUTURE HOUSING NEEDS
VENTURA COUNTY

JURISDICTION	"GAP" NEED 1/88 - 7/89 ¹	FUTURE NEED 7/89 - 7/94 ²	ADJUSTED FUTURE NEED 1/88 - 7/94 ³
CAMARILLO	811	2,923	3,734
FILLMORE	91	338	429
MOORPARK	847	2,743	3,590
OJAI	37	141	178
OXNARD	1,048	4,354	5,402
PORT HUENEME	169	644	813
SAN BUENAVENTURA	1,098	4,116	5,214
SANTA PAULA	162	620	782
SIMI VALLEY	1,282	4,780	6,062
THOUSAND OAKS	1,563	5,592	7,155
UNINCORPORATED	819	2,878	3,697
COUNTYWIDE TOTAL	7,927	29,129	37,056

SOURCE: Southern California Association of Governments,
1988 Regional Housing Needs Assessment

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¹Forecasted future housing need during "gap" period (1/88 - 7/89).

²Forecasted five-year future housing need (7/89 - 7/94).

³Future housing need adjusted by combining "gap" period need (1/88 - 7/89) and five-year future housing need (7/89 - 7/94).

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FIGURE 3.3.11

ADJUSTED FUTURE HOUSING NEEDS
BY INCOME CATEGORY
(January 1988 - July 1994)

JURISDICTION	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	HIGH INCOME	TOTAL
CAMARILLO	573	695	787	1,679	3,734
FILLMORE	57	90	116	166	429
MOORPARK	581	674	924	1,411	3,590
OJAI	22	35	52	69	178
OXNARD	924	1,209	1,366	1,903	5,402
PORT HUENEME	129	154	237	293	813
SAN BUENAVENTURA	885	1,322	1,130	1,877	5,214
SANTA PAULA	105	174	236	267	782
SIMI VALLEY	776	879	1,356	3,051	6,062
THOUSAND OAKS	1,011	1,129	1,389	3,626	7,155
UNINCORPORATED	623	853	732	1,489	3,697
COUNTYWIDE TOTAL	5,686	7,214	8,325	15,831	37,056

SOURCE: Southern California Association of Governments,
1988 Regional Housing Needs Assessment

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FIGURE 3.3.12

HOUSEHOLD INCOME DISTRIBUTION BY JURISDICTION

1980 INCOME DISTRIBUTION ¹	CAM	FILL	MPK	OJAI	OKW	P. HUE	S. PAU	SIMI	T.O.	VENT	UNINC	COUNTY-WIDE
VERY LOW	14.9%	19.7%	16.0%	17.5%	21.0%	24.3%	19.7%	11.5%	13.3%	17.8%	16.9%	17.2%
LOW	17.0%	31.8%	17.3%	30.7%	26.9%	27.8%	33.9%	11.5%	13.2%	27.1%	22.5%	22.0%
MODERATE	21.8%	21.7%	28.1%	24.5%	23.8%	24.1%	24.8%	23.5%	19.6%	21.9%	20.7%	22.0%
UPPER	46.2%	26.9%	38.7%	27.3%	28.3%	23.9%	21.5%	53.5%	53.9%	33.2%	40.0%	38.8%
NUMBER OF HOUSEHOLDS BY INCOME CATEGORY (1987) ²	CAM	FILL	MPK	OJAI	OKW	P. HUE	S. PAU	SIMI	T.O.	VENT	UNINC	COUNTY-WIDE
VERY LOW	2,509	654	825	505	7,850	1,590	1,498	3,217	4,449	6,151	4,585	33,833
LOW	2,862	1,056	892	885	10,056	1,819	2,578	3,217	4,415	9,365	6,105	43,250
MODERATE	3,671	721	1,449	707	8,897	1,577	1,886	6,574	6,556	7,568	5,617	45,223
UPPER	7,779	893	1,996	787	10,579	1,564	1,635	14,967	18,028	11,473	10,853	80,554
TOTAL	16,838	3,321	5,158	2,884	37,382	6,542	7,605	27,976	33,448	34,556	27,133	202,843

Source: ¹1980 Census²1987 Population Estimates (State Department of Finance) times 1980 Income DistributionVentura County General Plan
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Definitions:

- VERY LOW - Annual income of 50% or less than the median household income for the County
- LOW - Annual income of 80% or less than the median household income for the County
- MODERATE - Annual income of between 80% and 120% of the median household income for the County
- UPPER - Annual income of over 120% of the median household income for the County

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FIGURE 3.3.13
OVERCROWDED DWELLING UNITS (1980)

JURISDICTION	TOTAL	RENTER-OCCUPIED	OWNER-OCCUPIED	% OVERCROWDED
CAMARILLO	337	184	153	2.4%
FILLMORE	455	265	190	15.0%
MOORPARK*	256	146	110	9.3%
OJAI	79	46	33	3.0%
OXNARD	5,614	3,463	2,151	16.0%
PORT HUENEME	575	423	152	8.5%
SANTA PAULA	981	743	238	13.7%
SIMI VALLEY	812	282	530	3.6%
THOUSAND OAKS	576	310	266	2.1%
VENTURA	957	650	307	3.1%
UNINCORPORATED	2,289	1,471	818	6.8%
COUNTYWIDE TOTAL	12,931	7,983	4,948	7.1%

Source: 1980 Census

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*Figures approximate (Moorpark not incorporated until 1983)

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FIGURE 3.3.14

**UNITS LACKING COMPLETE PLUMBING FOR
EXCLUSIVE USE OF OCCUPANTS (1980)**

JURISDICTION	TOTAL	OCCUPIED	RENTER OCCUPIED	OWNER OCCUPIED	% LACKING PLUMBING
CAMARILLO	29	25	19	6	0.2%
FILLMORE	24	22	16	6	0.8%
MOORPARK*	23	21	17	4	0.8%
OJAI	13	13	8	5	0.5%
OXNARD	464	439	344	95	1.3%
PORT HUENEME	38	37	35	2	0.6%
SANTA PAULA	60	53	40	13	0.3%
SIMI VALLEY	49	48	26	22	0.2%
THOUSAND OAKS	73	69	51	18	0.3%
VENTURA	499	456	281	175	1.6%
UNINCORPORATED	580	397	292	105	1.7%
COUNTYWIDE TOTAL	1,852	1,580	1,129	451	1.0%

Source: 1980 Census

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*Figures approximate (Moorpark not incorporated until 1983)

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FIGURE 3.3.15
YEAR STRUCTURE BUILT

JURISDICTION	BEFORE 1940	1940-49	1950-59	1960-69	1970-80	TOTAL
CAMARILLO	106	209	1,023	4,031	8,859	14,228
FILLMORE*	747	388	517	486	903	3,041
MOORPARK*	164	60	560	356	1,278	2,418
OJAI*	379	366	634	535	1,019	2,933
OXNARD	976	1,978	6,736	11,252	14,000	34,942
PORT HUENEME	108	432	1,539	1,884	2,772	6,735
SANTA PAULA	1,561	769	1,205	1,913	1,693	7,141
SIMI VALLEY	232	144	1,151	12,345	8,761	22,633
THOUSAND OAKS	168	175	1,268	8,182	17,676	27,469
VENTURA	3,202	2,177	5,479	10,328	9,472	30,598
UNINCORPORATED	3,656	3,702	6,624	10,113	6,497	30,592
COUNTYWIDE TOTAL	11,299	10,340	26,736	61,425	72,930	182,730

Source: 1980 Census

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*Figures approximate; derived from Census Tract data.

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FIGURE 3.3.16
VACANT, UNINCORPORATED AREAS SUITABLE FOR
LOW AND MODERATE INCOME HOUSING

AREA	VACANT ACREAGE ¹	DUs POSSIBLE ²
MONTALVO	1.05 ACRES	12 UNITS
SATICOY	0.09	3
VENTURA AVENUE	22.00	154
EL RIO & NYELAND ACRES	18.75	81
PIRU	105.56	528
OAK PARK	473.00	5,478
OJAI VALLEY	59.60	230
SOMIS	0.80	7
OXNARD BEACH AREA	20.60	456
NORTH COAST	29.70	839
SOUTH COAST	6.60	60
COUNTYWIDE TOTAL	737.80 ACRES	7,848 UNITS

County Planning Division
September 1987

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¹Includes only those vacant lands designated for densities of one dwelling unit per 10,000 square feet or greater.

²Based on Area Plan land use designation (when present zoning is less restrictive than the Area Plan designation), or zoning where no Area Plan exists.

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areas with vacant lands suitable for low and moderate income housing

AREAS SUITABLE FOR LOW AND MODERATE INCOME HOUSING

PIRU

LMORE

MOORPARK

SOMIS

OAK PARK

OXNARD
BEACH

SOUTH COAST

NOT TO SCALE

VENTURA COUNTY GENERAL PLAN
LAND USE APPENDIX FIGURE 3.3.17

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FIGURE 3.3.18

**MAJOR COST COMPONENTS
SINGLE FAMILY HOUSING**

COST COMPONENT	1970		1976		1978		1980		1970-1980 Change	
	Cost	% of Total Cost	Cost	% of Total Cost	Cost	% of Total Cost	Cost	% of Total Cost	Cost Change	% Change
Improved Land (Raw Land and Improvements)	\$ 6,600	21.0%	\$14,800	25.0%	\$20,100	26.8%	\$26,700	27.8%	+\$20,100	+305.0%
Material and Labor	\$17,580	56.0%	\$29,000	49.0%	\$34,500	46.0%	\$40,770	42.5%	+\$23,190	+132.0%
Construction Financing	\$ 2,040	6.5%	\$ 5,000	8.5%	\$ 7,200	9.6%	\$11,530	12.0%	+\$ 9,490	+465.0%
Overhead and Profit*	\$ 3,770	12.0%	\$ 7,400	12.5%	\$ 9,300	12.4%	\$12,200	12.7%	+\$ 8,430	+224.0%
OTHER*	\$ 1,410	4.5%	\$ 2,900	4.9%	\$ 3,800	5.1%	\$ 4,800	5.0%	+\$ 3,390	+240.0%
TOTAL	\$31,400	100.0%	\$59,100	100.0%	\$74,900	100.0%	\$96,000	100.0%	+\$64,600	+206.0%

Source: Data obtained from construction Industry Research Board, 1983

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*Overhead, profit and other costs are residual estimates remaining after determination of construction, land financing and total costs.

NOTE: Figures are State averages.

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3.4 EMPLOYMENT AND COMMERCE/INDUSTRY

Figure 3.4.1 presents a comparison of year 2010 employment forecasts for Ventura County. The forecasts were developed by the Southern California Association of Governments (SCAG), the State Department of Transportation (Caltrans), and County Planning Division staff. The SCAG forecast was originally prepared in 1982 and was modified in 1984. The Caltrans and County forecasts were prepared in 1985 and 1986 to be used (along with the SCAG forecast) in a Ventura County Area Transportation Study (VCATS) prepared jointly by SCAG, Caltrans, and the County Public Works Agency.

3.4.1 REGIONAL STATISTICAL AREA FORECASTS

For comparison purposes, the forecast is presented by Regional Statistical Area (RSA) as well as by Growth and Nongrowth Area. No SCAG forecast was available at the Growth/Nongrowth Area level.

Generally, the SCAG and Caltrans forecasts are similar at the RSA and Countywide level. In RSA's 1, 2, and 6, the SCAG and Caltrans forecasts are nearly identical; County staff elected to use the SCAG/Caltrans figures in these RSA's as controls.

Figure 3.4.2 compares the growth rates of the Caltrans, SCAG, and County forecasts. In RSA 3 (Oxnard-Port Hueneme-Camarillo), the SCAG forecast show an average 1984-2010 growth rate of 84%, which is closer to the Countywide employment growth rate (89%) than the Caltrans forecast (77%). Oxnard and Camarillo are expected to parallel Countywide growth trends. For this reason, County staff elected to use the SCAG forecast in this RSA for the VCATS study.

In RSA 4 (Simi Valley-Moorpark), both SCAG and Caltrans show a significantly higher-than-average growth rate (114% and 143%, respectively) than the County as a whole. County staff elected to use the higher Caltrans employment forecast in this RSA because Moorpark and Simi Valley are currently far below the average County jobs/housing ratio (0.70 for RSA 4 in 1984 vs. 1.02 Countywide), and the ratio for this RSA is expected to steadily merge with the Countywide ratio.

In RSA 5 (Thousand Oaks), SCAG and Caltrans again show a much higher-than-average employment growth rate (129% and 111%, respectively). In addition, both SCAG and Caltrans show a higher year 2010 population forecast for this RSA than was officially adopted by the Board of Supervisors:

SCAG	194,000
Caltrans	160,737
County	153,550

County staff applied the Caltrans employment/population ratios (0.40) to the County population forecast for this RSA to obtain a revised employment forecast (61,419).

3.4.2 GROWTH AREA FORECASTS

Within each RSA, Caltrans prepared employment forecasts at the Analysis Zone level, based on field surveys and a review of local general plans. For the VCATS study, County staff adjusted the Caltrans AZ-level forecasts

to match the County-preferred RSA totals. However, employment for Nongrowth Areas was not allowed to exceed a 50% increase between 1984 and 2010 (see Figure 3.4.2). In areas where this occurred, the "excess" employment was shifted to the corresponding Growth Area, so that the County totals for each RSA would not be affected.

In addition, the rate of employment growth for the Ojai Growth Area was reduced to match the rate of population growth for this Growth Area (8.6%). This "excess" employment was shifted to the Ventura Growth Area so the County-preferred RSA total would remain the same.

3.4.3 METHODOLOGY FOR INTERPOLATION

To obtain employment forecast figures between 1984 and 2010, it was assumed that employment would change proportionately with population between 1985 and 2010.

Because the 1984 and 2010 employment/population ratio had already been derived for each Growth and Nongrowth Area, this ratio was interpolated for the intervening years. The employment forecast for the intervening years was then obtained by multiplying the employment/population ratios by the population forecast (see Figure 3.4.3).

3.4.4 RETAIL EMPLOYMENT

In addition to its total employment forecasts, Caltrans prepared retail employment forecasts at the Analysis Zone level. Based on a comparison of the Caltrans forecast and adopted general plans, an approximate density of 12.8 retail employees per acre was derived. County staff utilized this approximate ratio and the general plan "commercial" designations to obtain year 2010 retail employment figures for each Analysis Zone.

Retail employment growth was controlled within each Analysis Zone so it would not exceed total employment growth between 1984 and 2010. In addition, year 2010 retail employment was not allowed to drop lower than 1984 levels.

To interpolate retail employment for the intervening years, County staff first interpolated 1984 and 2010 retail employment/total employment ratios, then applied these ratios to the total employment forecast (Figure 3.4.3). The resultant retail employment forecast is presented in Figure 3.4.4.

3.4.5 BUILDING INTENSITY/EMPLOYMENT DENSITY

The building intensity and employment density capacity tables which were developed for each Growth and Nongrowth Area in Section 3.2.1 above enable a comparison to be made between the employment forecasts and adopted general plans (refer to Figures 3.2.3 and 3.2.6).

Figure 3.4.5 compares the total and retail employment holding capacity figures with the year 2000 forecast prepared by County staff. The year 2000 was selected for comparison (rather than the year 2010) because it is the target year of most local general plans.

Figure 3.4.6 compares the employment/population ratios for each Growth and Nongrowth Area in 1984, in the year 2000 (based on employment and population forecasts), and in the "ultimate" buildout year (based on the holding capacity tables).

According to the Southern California Association of Governments, "balanced" subregions are defined as those subregions having an employment to population ratio between 0.38 and 0.55. Subregions having a higher ratio are defined as "jobs-rich/housing deficient", and subregions having a lower ratio are "job-poor/housing rich."

Overall, Ventura County was slightly jobs-poor in 1984, but is expected to be balanced by the year 2000 and in the ultimate buildout year. The Port Hueneme and Ventura GAs are expected to be job-rich by the year 2000; the Thousand Oaks GA is expected to be balanced; and the remainder of the Growth Areas are expected to be job-poor/housing rich.

Figure 3.4.7 compares the employment/housing ratios for the same three time periods (1984, 2000, and "ultimate buildout year"). The "balanced" ratio under this table is 1.00, or one job per dwelling unit.

According to this table, the County was already balanced in 1984, and is expected to remain so in the year 2000. The holding capacity figures indicate that Simi Valley has designated a very high proportion of its lands for commercial and industrial uses (compared to residential), whereas Thousand Oaks appears to have designated a very low proportion.

The issue of employment/housing balance is significant in that it can affect the number of home-based work trips in an area. In a balanced subregion, work trips within the subregion are predominant, while unbalanced subregions generate work trips to or from outlying areas.

The relative number of jobs and housing units can also affect housing availability in an area. A jobs-rich/housing poor area may constitute a tight housing market, where vacancy rates are low and housing prices are high. Section 3.3.2 above presents an assessment of housing needs within the County, and addresses the issue of "ideal" vacancy rates for each jurisdiction. Section 3.3.2 also identifies the number of vacant units which would be needed to assure a "normal" housing market, based on the population and employment forecasts contained in Section 3.2.2.

As stated in Section 3.2.1 above, the implications of the alternate forecast scenarios were considered by the Countywide Planning Program Advisory Committee (CPP) in 1984 and 1985 when the Countywide population forecast was being prepared. One of the specific considerations which was weighed was the effect of the forecast on the availability of housing, which in turn would encourage or discourage commercial and industrial development, depending on the forecast which was adopted. CPP ultimately recommended the mid-range forecast, which represented a moderate growth rate policy, to ensure that the existing balance between jobs and housing would not be significantly altered.

FIGURE 3.4.1
TOTAL EMPLOYMENT

AREAS	1984 COUNTY	2010 CALTRANS	2010 SCAG	2010 COUNTY	BASELINE NEW 2010 SCAG
RSA 1	100	200	200	200	187
NORTH HALF NGA	100	200		200	
RSA 2	56,696	102,627	102,600	102,623	96,069
SANTA PAULA GA	6,668	8,738		9,016	
SANTA PAULA NGA	454	960		681	
OJAI GA	3,240	5,022		3,513	
OJAI NGA	147	241		221	
VENTURA GA	47,431	84,459		86,328	
VENTURA NGA	449	1,018		674	
VENTURA RIVER GA	1,246	2,052		2,098	
VENTURA RIVER NGA	61	137		92	
RSA 3	86,197	152,681	158,800	158,800	148,692
CAMARILLO GA	16,412	26,878		28,016	
CAMARILLO NGA	1,044	1,538		1,566	
LAS POSAS NGA	759	1,121		1,139	
OXNARD GA	47,400	97,538		101,447	
OXNARD NGA	8,082	11,613		12,078	
PORT HUENEME GA	12,500	13,993		14,554	
RSA 4	20,998	51,873	45,000	50,974	42,136
MOORPARK GA	2,631	5,939		5,939	
MOORPARK NGA	0	1,000		1,000	
SIMI VALLEY GA	15,723	39,787		40,069	
SIMI VALLEY NGA	2,644	5,147		3,966	
RSA 5	30,101	63,506	68,800	61,419	64,421
OAK PARK GA	42	1,056		1,020	
OAK PARK NGA	0	0		0	
THOUSAND OAKS GA	29,968	61,991		60,267	
THOUSAND OAKS NGA	91	459		132	
RSA 6	3,100	4,805	4,800	4,805	4,494
FILLMORE GA	2,304	3,393		3,602	
FILLMORE NGA	433	859		650	
PIRU GA	200	308		308	
PIRU NGA	163	245		245	
COUNTYWIDE TOTAL	200,192	375,692	380,200	378,821	355,999

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RSA = Regional Statistical Area
NGA = Nongrowth Area
GA = Growth Area

FIGURE 3.4.2
COMPARISON OF 1984 - 2010
EMPLOYMENT FORECAST GROWTH RATES

AREAS	CALTRANS	SCAG	COUNTY
RSA 1	100%	100%	100%
NORTH HALF NGA	100%	100%	100%
RSA 2	81%	81%	81%
SANTA PAULA GA	31%		35%
SANTA PAULA NGA	111%		50%
OJAI GA	55%		8%
OJAI NGA	64%		50%
VENTURA GA	78%		82%
VENTURA NGA	127%		50%
VENTURA RIVER GA	65%		68%
VENTURA RIVER NGA	125%		51%
RSA 3	77%	84%	84%
CAMARILLO GA	64%		71%
CAMARILLO NGA	47%		50%
LAS POSAS NGA	48%		50%
OXNARD GA	106%		114%
OXNARD NGA	44%		49%
PORT HUENEME GA	12%		16%
RSA 4	147%	114%	143%
MOORPARK GA	126%		126%
MOORPARK NGA	--		--
SIMI VALLEY GA	153%		155%
SIMI VALLEY NGA	95%		50%
RSA 5	111%	129%	104%
OAK PARK GA	2,414%		2,329%
OAK PARK NGA	0%		0%
THOUSAND OAKS GA	107%		101%
THOUSAND OAKS NGA	404%		45%
RSA 6	55%	55%	55%
FILLMORE GA	47%		56%
FILLMORE NGA	98%		50%
PIRU GA	54%		54%
PIRU NGA	50%		50%
COUNTYWIDE TOTAL	88%	90%	89%

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FIGURE 3.4.3
1980-2010 TOTAL EMPLOYMENT FORECAST

AREAS	CENSUS 4/1/80	1985	1990	1995	2000	2005	2010
RSA 1	100	113	125	136	156	173	200
NORTH HALF NGA	100	113	125	136	156	173	200
RSA 2	54,897	60,301	65,775	75,359	85,411	94,260	102,623
SANTA PAULA GA	6,122	6,696	7,350	7,800	8,250	8,700	9,016
SANTA PAULA NGA	416	455	488	549	580	641	681
OJAI GA	2,974	3,265	3,406	3,438	3,467	3,492	3,513
OJAI NGA	135	152	166	180	193	207	221
VENTURA GA	43,638	47,972	52,384	61,195	70,479	78,539	86,328
VENTURA NGA	413	482	517	552	597	633	674
VENTURA RIVER GA	1,143	1,215	1,400	1,580	1,762	1,963	2,098
VENTURA RIVER NGA	56	64	64	65	83	85	92
RSA 3	75,219	87,949	101,839	114,466	128,956	143,095	158,800
CAMARILLO GA	14,981	16,861	19,699	21,808	24,519	25,662	28,016
CAMARILLO NGA	614	1,030	1,364	1,459	1,474	1,527	1,566
LAS POSAS NGA	678	832	895	941	1,006	1,074	1,139
OXNARD GA	40,562	48,526	57,600	66,780	77,400	89,100	101,447
OXNARD NGA	7,218	8,100	9,062	9,792	10,608	11,351	13,078
PORT HUENEME GA	11,166	12,600	13,219	13,686	13,949	14,381	14,554
RSA 4	16,200	22,126	28,381	33,752	40,250	45,480	50,974
MOORPARK GA	2,030	3,137	4,604	5,326	5,861	6,045	5,939
MOORPARK NGA	0	0	173	367	567	772	1,000
SIMI VALLEY GA	12,130	16,315	20,644	24,783	30,293	34,889	40,069
SIMI VALLEY NGA	2,040	2,674	2,960	3,276	3,529	3,774	3,966
RSA 5	24,973	30,719	36,684	43,218	48,856	55,301	61,419
OAK PARK GA	45	49	263	521	670	812	1,020
OAK PARK NGA	0	0	0	0	0	0	0
THOUSAND OAKS GA	24,830	30,573	36,267	42,588	48,070	54,366	60,267
THOUSAND OAKS NGA	98	97	154	109	116	123	132
RSA 6	2,900	3,177	3,798	4,084	4,199	4,489	4,805
FILLMORE GA	2,155	2,369	2,813	3,061	3,137	3,348	3,602
FILLMORE NGA	405	448	538	535	558	602	650
PIRU GA	187	196	253	277	280	299	308
PIRU NGA	153	164	194	211	224	240	245
COUNTYWIDE TOTAL	174,289	204,385	236,602	271,015	307,828	342,798	378,821

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RSA = Regional Statistical Area
NGA = Nongrowth Area
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FIGURE 3.4.4
1980-2010 RETAIL EMPLOYMENT FORECAST

AREAS	CENSUS 4/1/80	1985	1990	1995	2000	2005	2010
RSA 1	10	11	13	14	17	19	22
NORTH HALF NGA	10	11	13	14	17	19	22
RSA 2	9,272	10,138	10,836	12,454	14,040	15,592	16,833
SANTA PAULA GA	918	1,071	1,250	1,482	1,650	1,914	2,109
SANTA PAULA NGA	8	5	5	5	6	6	6
OJAI GA	629	751	817	860	867	908	940
OJAI NGA	8	11	11	11	11	10	10
VENTURA GA	7,418	7,994	8,319	9,513	10,735	11,779	12,608
VENTURA NGA	15	14	14	14	13	13	13
VENTURA RIVER GA	276	292	420	569	758	962	1,147
VENTURA RIVER NGA	0	0	0	0	0	0	0
RSA 3	9,932	11,403	13,478	15,450	16,826	18,937	20,851
CAMARILLO GA	2,187	2,698	3,152	3,489	3,923	4,106	4,375
CAMARILLO NGA	4	14	16	15	11	8	5
LAS POSAS NGA	62	75	73	71	70	68	66
OXNARD GA	7,031	7,764	9,216	10,684	11,610	13,365	14,861
OXNARD NGA	90	96	96	96	96	96	96
PORT HUENEME GA	558	756	925	1,095	1,116	1,294	1,448
RSA 4	3,900	5,240	6,425	7,844	8,990	10,052	11,237
MOORPARK GA	295	345	645	905	1,114	1,330	1,485
MOORPARK NGA	0	0	0	0	0	0	0
SIMI VALLEY GA	3,605	4,895	5,780	6,939	7,876	8,722	9,752
SIMI VALLEY NGA	0	0	0	0	0	0	0
RSA 5	6,200	9,783	10,894	12,393	13,063	15,262	14,658
OAK PARK GA	0	0	11	36	74	114	186
OAK PARK NGA	0	0	0	0	0	0	0
THOUSAND OAKS GA	6,200	9,783	10,880	12,351	12,979	14,135	14,456
THOUSAND OAKS NGA	0	0	3	6	10	13	16
RSA 6	390	463	619	719	817	922	1,068
FILLMORE GA	359	426	563	643	722	804	926
FILLMORE NGA	21	27	26	26	25	25	24
PIRU GA	10	10	30	50	70	93	118
PIRU NGA	0	0	0	0	0	0	0
COUNTYWIDE TOTAL	29,704	37,038	42,265	48,874	53,753	60,784	64,669

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RSA = Regional Statistical Area
NGA = Nongrowth Area
GA = Growth Area

FIGURE 3.4.5

**COMPARISON OF EMPLOYMENT HOLDING CAPACITIES
AND YEAR 2000 EMPLOYMENT FORECASTS**

AREAS	TOTAL EMPLOYMENT		RETAIL EMPLOYMENT	
	HOLDING CAPACITY	YEAR 2000 FORECAST	HOLDING CAPACITY	YEAR 2000 FORECAST
RSA 1	174	156	26	17
NORTH HALF NGA	174	156	26	17
RSA 2	81,218	85,411	25,168	14,040
SANTA PAULA GA	10,346	8,250	2,817	1,650
SANTA PAULA NGA	2,181	580	0	6
OJAI GA	4,964	3,467	1,254	867
OJAI NGA	415	193	14	11
VENTURA GA	60,495	70,479	19,096	10,735
VENTURA NGA	620	597	13	13
VENTURA RIVER GA	2,063	1,762	1,581	758
VENTURA RIVER NGA	200	83	78	0
RSA 3	131,649	128,956	29,362	16,826
CAMARILLO GA	27,739	24,519	11,239	3,923
CAMARILLO NGA	3,221	1,474	279	--
LAS POSAS NGA	982	1,006	107	70
OXNARD GA	72,648	77,400	14,611	11,610
OXNARD NGA	11,509	10,608	0	96
PORT HUENEME GA	16,662	13,949	2,928	1,116
RSA 4	117,388	40,250	21,041	8,990
MOORPARK GA	10,751	6,851	2,709	1,114
MOORPARK NGA	37	567	0	0
SIMI VALLEY GA	105,231	30,293	18,332	7,876
SIMI VALLEY NGA	1,369	3,529	0	0
RSA 5	41,076	48,856	13,843	13,063
OAK PARK GA	1,032	670	301	74
OAK PARK NGA	43	0	43	0
THOUSAND OAKS GA	39,814	48,070	13,312	12,979
THOUSAND OAKS NGA	187	116	187	10
RSA 6	9,481	4,199	2,266	817
FILLMORE GA	7,721	3,137	2,161	722
FILLMORE NGA	620	558	0	25
PIRU GA	941	280	105	70
PIRU NGA	199	224	0	0
COUNTYWIDE TOTAL	379,714	307,828	91,193	53,753

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 GA = Growth Area

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FIGURE 3.4.6
EMPLOYMENT/POPULATION RATIO

AREAS	1984	2000	LOW RANGE HOLDING CAPACITY	HIGH RANGE HOLDING CAPACITY
RSA 1	0.19	0.24	0.34	0.02
NORTH HALF NGA	0.19	0.24	0.34	0.02
RSA 2	0.40	0.50	0.37	0.29
SANTA PAULA GA	0.30	0.30	0.62	0.31
SANTA PAULA NGA	0.15	0.19	3.23	0.20
OJAI GA	0.36	0.36	0.53	0.33
OJAI NGA	0.06	0.07	0.18	0.04
VENTURA GA	0.54	0.63	0.35	0.33
VENTURA NGA	0.41	0.48	0.18	0.08
VENTURA RIVER GA	0.09	0.12	0.20	0.11
VENTURA RIVER NGA	0.04	0.05	0.13	0.04
RSA 3	0.42	0.44	0.61	0.32
CAMARILLO GA	0.32	0.33	0.41	0.32
CAMARILLO NGA	0.28	0.24	1.64	0.49
LAS POSAS NGA	0.40	0.43	0.49	0.11
OXNARD GA	0.38	0.43	0.59	0.26
OXNARD NGA	1.62	2.08	2.67	1.74
PORT HUENEME GA	0.63	0.58	1.01	0.61
RSA 4	0.21	0.25	0.79	0.48
MOORPARK GA	0.22	0.16	0.41	0.25
MOORPARK NGA	0.00	0.70	0.08	0.02
SIMI VALLEY GA	0.18	0.25	0.86	0.55
SIMI VALLEY NGA	1.91	1.73	2.20	0.24
RSA 5	0.28	0.34	0.34	0.14
OAK PARK GA	0.01	0.04	0.07	0.04
OAK PARK NGA	0.00	0.00	0.02	0.01
THOUSAND OAKS GA	0.30	0.38	0.38	0.16
THOUSAND OAKS NGA	0.08	0.08	0.22	0.03
RSA 6	0.22	0.22	0.85	0.23
FILLMORE GA	0.23	0.22	0.91	0.40
FILLMORE NGA	0.20	0.25	1.13	0.07
PIRU GA	0.14	0.13	0.63	0.35
PIRU NGA	0.82	0.80	0.31	0.02
COUNTYWIDE TOTAL	0.35	0.39	0.53	0.30

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GA = Growth Area



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FIGURE 3.4.7
EMPLOYMENT/HOUSING RATIO

AREAS	1984	2000	LOW RANGE HOLDING CAPACITY	HIGH RANGE HOLDING CAPACITY
RSA 1	0.30	0.39	0.56	0.03
NORTH HALF NGA	0.30	0.39	0.56	0.03
RSA 2	1.04	1.20	0.92	0.72
SANTA PAULA GA	0.89	0.80	1.64	0.82
SANTA PAULA NGA	0.52	0.58	9.82	0.61
OJAI GA	0.93	0.86	1.27	0.79
OJAI NGA	0.16	0.17	0.45	0.10
VENTURA GA	1.33	1.49	0.87	0.83
VENTURA NGA	0.68	0.80	0.29	0.14
VENTURA RIVER GA	0.25	0.29	0.54	0.29
VENTURA RIVER NGA	0.10	0.12	0.34	0.10
RSA 3	1.23	1.19	1.64	0.88
CAMARILLO GA	0.88	0.83	1.02	0.81
CAMARILLO NGA	1.00	0.75	5.10	1.52
LAS POSAS NGA	1.48	1.39	1.60	0.36
OXNARD GA	1.14	1.19	1.63	0.73
OXNARD NGA	6.25	7.03	9.01	5.90
PORT HUENEME GA	1.70	1.44	2.51	1.51
RSA 4	0.70	0.75	2.36	1.43
MOORPARK GA	0.71	0.48	1.19	0.71
MOORPARK NGA	0.00	1.67	0.19	0.04
SIMI VALLEY GA	0.61	0.76	2.61	1.65
SIMI VALLEY NGA	4.76	3.99	5.09	0.56
RSA 5	0.82	0.90	0.90	0.38
OAK PARK GA	0.03	0.29	0.20	0.13
OAK PARK NGA	0.00	0.00	0.06	0.02
THOUSAND OAKS GA	0.87	1.00	1.01	0.42
THOUSAND OAKS NGA	0.14	0.15	0.40	0.05
RSA 6	0.72	0.63	2.42	0.65
FILLMORE GA	0.74	0.62	2.56	1.13
FILLMORE NGA	0.59	0.68	3.07	0.19
PIRU GA	0.52	0.41	2.01	1.10
PIRU NGA	2.55	2.24	0.86	0.05
COUNTYWIDE TOTAL	1.02	1.04	1.42	0.80

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